

The Estuary Homeowners' Association, Inc.
Special Meeting of the Board of Directors
February 28, 2019

MEETING MINUTES

Call to Order – Director Brown called the meeting to order at 7:02 p.m.

Proof of Quorum – Directors Brown, Yokell and Officer Morales were present.

Proof of Notice – Director Brown indicated notice was duly posted at the community of the entrances and on the web site.

Reports –

1. President. Director Brown briefed on the Hearing App N. RZ 18-1488 (PD) moved to March 18, 2019. Notification of this hearing was posted in community website. Director Brown and other homeowners will take turns in presenting our position at that hearing. Maximum participation from homeowners requested. Hearing process explained.

2. President and Vice President. Proposed farmer market in front lot. Changes submitted by business owner to the County requesting the approval to change the traffic patterns to the store. It will affect our community as is proposing access to the store thru Estuary Preserve. Major concerns are increased traffic thru our community entrance, issues with garbage/rodents/insects and the possible removal of the fence. Board will contact owners to clarify and post the results. A decision will then be needed if we will oppose these new changes and participate in County hearings.

3. Review of Bids on Lawn Maintenance. PCC (Pam) summarized the quotes received from 3 vendors (Turner, Summit and Green Team. Process of requesting and evaluating quotes involved Directors Brown and Yokell with PCC personnel. Concerns were presented with some vendors in terms of licensing and equipment owned/needed to do the required work. Motion made by Director Yokell and seconded by Director Brown to replace the current lawn maintenance company Brightview with Turner. Termination notice to be given to Brightview by March 1, 2019 and establish a new contract with Turner to be effective April 1, 2019. Motion carried.

Other Business –

1. Construction work at the entrance of the community by Balm Riverview Rd in front of the gas station. It appears work was completed, but the area is still in need of repair and conditioning. PCC (Pam) to contact the County to verify that when the work is finally completed and accepted that is left in the same condition that it was before work started. Currently is not finished; construction material and debris still in the area.

2. Borders (curbing) around trees in the grassy area between the sidewalk and the street. 11 homeowners in violation of the community standards/rules and notices sent to them. Two homeowners have already removed them. PCC explained that this area is Right of Way and that a permit is needed from the County to have these type of borders. It was asked if this is really the case, that a County permit is required. Motion made by Director Brown and seconded by Director Yokell to hold (freeze) a decision on this issue for the April Board meeting after considering the Architectural Committee recommendations. No further action will be taken until after the next regular meeting. Motion carried.

3. Issues with cars parked in driveway extending to sidewalk. Research legalities.

Adjournment – Director Brown adjourned the meeting at 8:08 p.m.

Estuary Homeowners Association, Inc.
Treasurer's Report
03/31/2019

Cash – Operating	\$79,074
Cash – Reserves	\$136,916
Delinquent Assessments	\$7,645
Prepaid Assessments	\$12,282
General Reserves	\$131,688
Prior Year Fund Balance (surplus)	\$67,890
YTD Income	\$46,971
YTD Expenses	\$33,537
YTD Surplus (Loss)	13,434 vs budget -4,533

1. Is there sufficient cash in the operating account to cover Accounts Payable and Prepaid Assessments – Yes
2. Is there sufficient cash in the reserve account to cover reserve liabilities - Yes

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