

The Estuary Homeowners' Association, Inc.
Meeting of the Board of Directors
April 10, 2019

MEETING MINUTES

Call to Order – Director Brown called the meeting to order at 6:30 p.m.

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

Proof of Notice – Director Brown indicated notice was duly posted 14 days before April 10 at the entrances of the community and on the web site.

Homeowner's Comments – None

Reports –

1. Treasurer. Director Effler provided written report. Accepted by Director Brown.
2. President. Director Brown briefed on the following:
 - Leaning signs in the community. Not bad enough that warrant fixing by the County.
 - New landscaping contractor, Turner Landscaping, working already in the community. They will also treat for insects.
 - Great community block party and garage sale. Excellent participation by the community.
 - Zone Hearing Master Recommendation on Herron Watch. No opening/drive-thru in the immediate future. One more meeting with the County Board of Commissioners on May 7, 2019, 9 a.m. Maximum community participation requested.
 - Q & A session with our community County Commissioner at the Bloomingdale Library on April 18, 2019, 1-3 p.m. Community is encouraged to attend to present our concerns on Herron Watch and the Field and Table zoning issues.
3. PCC briefed on the following:
 - Street parking. Can't tow; no fines at the moment.
 - Issues with drainage in the park/playground. Director Yokell also briefed on this issue. Director Brown motioned to pay engineer firm, up to \$3,000, to provide report on the course of action to take to fix problem.
4. Spirit Committee Report. Submitted and presented.
5. Architectural Committee Report. Submitted and presented.
6. Covenants Committee Report. None
7. Neighborhood Watch Report. None
8. Rezoning Issues:
 - MM 19-0281 Field and Table. Mixed positions within the community; not many oppositions. Board will not take a position, but encouraged homeowners to participate in hearings.
 - PRS 19-0647 Lakefront Property. Affects only one homeowner buying that property. No action needed from the Board.

9. Old Business:

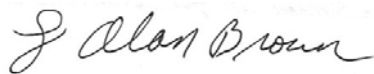
- Sidewalk Crack on Palmetto Pine. None
- TECO Lights. PCC still researching
- Playground Drainage. Discussed above on PCC briefing
- Pond Aeration. Two bids received; approximately \$7,000-\$8,000. Electricity quote still pending. Tabled.
- Fence Work and Repair. Estimate from Danielle Fence presented. Director Brown moved and Board approved the installation of 2 gates.
- Review of contracts. None

10. New Business:

- New committee members. Motion carried and approved two new members (Erika Mommoser and Jaime Udall) to the Spirit Committee and one new member (Emily Potts) to the Covenants Committee.
- Motion approved to modify the electrical outlet in one of the columns at the entrance of Albatross Lane to 10"-12" high to get out of sprinkler water.
- Motion approved to set-up a debit card with a \$1,000 limit to be used by the Spirit Committee.
- Motion approved to change Community Standards for borders around street trees. (See Annex A)
- Trees Removal. Three trees behind dog station and two trees out front removed. Motion Carried.
- Levy fines. Report presented by PCC. Line by line decision to assess fines as needed.
- Architectural Appeals-None.

Adjournment – Director Brown adjourned the meeting at 8:12 p.m.

Minutes Approved June 20, 2019



President

PRESENTED BY THE ARCHITECTURAL COMMITTEE
MODIFIED BY THE BOARD OF DIRECTORS

Page 23 – Fourth bullet;

Changed to read: Install decorative landscape borders identical to examples shown and per the guidelines on page 43. Note: NO borders may be installed around mailbox.

Page 44 – g

Changed to read: Edging shall not be installed around mailboxes, lampposts, on side or rear of property lines, or along driveways. All edging shall be of the same type.

Page 59 – 16 b

Changed to read: Other than street trees, there shall not be any plantings other than sod between the street curb and the sidewalk nor shall landscape lighting be installed around the tree.