

THE ESTUARY

HOMEOWNERS ASSOCIATION, INC.

**Board of Directors Meeting
August 22, 2019
11518 Newgate Crest Drive, Riverview, Florida
Meeting Minutes**

1. Call to Order-Certifying of Quorum

The meeting was called to order at 6:45 p.m. by the President, Alan Brown. Vice President Roger Yokell was also in attendance; therefore, a quorum was established. It was confirmed that the meeting notice was posted timely at least 48 hours in advance. Jeana Wynja represented McNeil Management.

Approval of Minutes

The Board reviewed prior meeting minutes dated June 20, 2019.

On Motion: Duly made by Alan, second by Roger and carried unanimously.

Resolve: To waive the reading of the prior meeting minutes and approve them as presented.

2. Reports

The manager presented financial reports and management reports. The Board reviewed the violation report and decided to send Unit ID # 11044 a Final Notice.

3. Committees

Board Comments: Roger – Vehicles making U-turns at Estuary Preserve Drive is becoming a problem. Roger would like to see if a barrier can be put up on the grass as a preventative measure. Alan has assigned this to the Grounds Committee to research. Alan indicated that the property behind the owners on Heron Watch Place is being sold. Owners may need to install gates to continue to access the back of their property.

Spirit Committee: Update provided by Sarah Haneline. Sarah asked owners for ideas for the fall festival. Kona Ice and bounce house were suggested. Kathy will advertise the fall festival in the next newsletter. The community yard sale will be held sometime in November. Kathy will advertise in the newsletter for owners to submit their biography if interested in becoming a Board member.

Architectural Committee: Update provided by Mike Vigh. Seven (7) applications were received. Four (4) were approved. Three (3) were not approved yet, however Mike is going to scan/send to McNeil Management. Mike indicated that the application process has been working smoothly/timely through McNeil Management.

Covenants Committee: Nothing to report.

Grounds Committee: Alan would like a proposal to improve the front-island landscaping. Alan will obtain a scope of work from the Committee, and either the Committee or manager will reach out to Turner's Edge for a proposal.

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H O M E O W N E R S A S S O C I A T I O N , I N C .

Neighborhood Watch: Alan indicated that the Neighborhood Watch must conduct meetings at least 2 times per year to stay active with HCSO. Kathy indicated that more stickers are needed. Roger indicated that replacement signs are needed. Roger will communicate with Frank to assist with both items.

4. Old Business

Uniform Collection Policy: Manager presented the Uniform Collection Policy to the Board.

On Motion: Duly made by Alan, second by Roger and carried unanimously.

Resolve: To approve the Uniform Collection Policy as presented.

Sidewalk Crack on Palmetto Pine: Manager indicated that the work order was initiated with the County on July 2, 2019. Manager called the County for an update to the repair on August 19, 2019, and County indicated that repairs are delayed by 24-36 months.

Playground Drainage: Alan indicated that since June, manager has engaged four vendors to propose a solution to the drainage issue at the playground. Only one vendor was willing to meet on site and discuss options, Point West Construction. Mike Kelley from Point West Construction indicated that 2 drains will handle the situation, to be installed from the highest to the lowest point. All work to be performed by hand.

On Motion: Duly made by Alan, second by Roger and carried unanimously.

Resolve: To approve up to \$10,000 to mitigate the drainage issue at the playground.

TECO Street Lights: Manager indicated that the invoice service address issue has been resolved. TECO had the service address for a property in Winter Haven for the 6 street lights installed in January, 2019, when the service address should have been identified as 11464 Estuary Preserve Drive. Roger had concerns that the Association should not be paying the invoice at all since a special lighting district was established 2 years ago by the Estuary. Manager to look into further.

Pond Aeration: Owner in the community, who is also an electrician, is working towards installing electrical for 2 aerators in the pond and lighting in the park. Board was unsure when TECO will come out to install.

5. New Business

Annual Meeting: The Annual/Budget Meeting will be held on October 17, 2019. The time of this meeting has been moved to 7pm.

Levy Fines: There were no fines to be levied.

Convert Fines to Assessments: There were no fines to be assessed.

Architectural Appeals: There were no architectural appeals presented.

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Fining Guidelines: The fining process in the Community Standards are outdated and need to be updated to coincide with Florida Statutes. Manager presented the Board with Fining Guidelines from the Association's attorney. The Board will review and consider adopting at the next meeting.

Pressure Washing: The Board would like to engage Yes Services to pressure wash some common area fencing around the community.

On Motion: Duly made by Alan, second by Roger and carried unanimously.

Resolve: To approve up to \$1,400 to perform pressure washing of common area fencing.

Homeowner's Comments: Owner indicated that the mowers have been pushing grass clippings towards the "finger lake", which is located north of Estuary Preserve Drive (western corner of community). Alan suggested that this could be due to the excess rain, and to see if mowing habits improve during the dry season. Owner inquired about leasing policy and if Association is actively monitoring. Owner also inquired about limiting the number of rentals within the community. Manager indicated that the Board would need to update their Community Standards to include this language. Manager indicated that the leasing policy would need to be re-introduced to owners to put them on notice of compliance requirements. The Board to reach out to Doug Christy for necessary revisions to Leasing provisions in the Community Standards. Owner inquiry regarding Section 8 housing; manager indicated that Section 8 housing cannot be denied within a community.

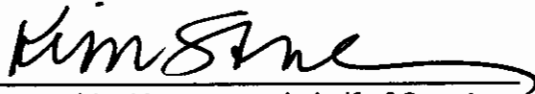
Manager Comments: Three trees were removed by Panorama Tree Care near the doggie stations. Turners Edge Landscaping had rain delays during the month of July. The Board will capture a photo of where their standard should be set for faded homes.

6. Adjournment

The Board concluded business.

On Motion: Duly made by Alan second by Roger and carried unanimously.

Resolve: To adjourn the meeting at 7:49 p.m.



Prepared by Manager on behalf of Secretary