

THE ESTUARY

HOMEOWNERS ASSOCIATION, INC.

**Annual Members Meeting
October 17, 2019
11518 Newgate Crest Drive, Riverview, Florida
Meeting Minutes**

1. Call to Order-Certifying of Quorum

The Annual Membership Meeting was called to order by President Alan Brown at 7:00 p.m. With twenty-eight (28) lots represented by proxy and thirteen (13) lots represented in person, a quorum of the membership was established with a total of forty-one (41) lots represented. Jeana Wynja represented McNeil Management.

2. Proof of Notice of Meeting

An affidavit of mailing was presented by McNeil Management as proof of proper notice mailed to all owners of record on September 26, 2019. The affidavit will be placed in the Association files.

3. Reading of Unapproved Minutes

The prior meeting minutes dated October 24, 2018 were reviewed by the board and homeowners.

On Motion: Duly made by Alan Brown second by Roger Yokell and carried unanimously by the membership present.

Resolve: To approve the 2018 Annual Meeting minutes as presented.

4. Unfinished Business – none

5. New Business

Community Update – Manager presented. Association changed management and landscaping companies. The playground area was regraded and drainage installed. New irrigation system was put in on Estuary Preserve Drive. Front entry area was enhanced. Pressure washing of common area fencing occurred. Three trees were removed near the doggie stations. The leasing of homes policy was re-introduced and is being enforced. A color palette book was created by Sherwin Williams.

IRS Ruling – Retain Surplus Funds: A formality allowing the Association to roll over excess funds from operating to reserves.

On Motion: Duly made by Alan Brown second by Roger Yokell and carried unanimously by the membership present.

Resolve: To allow excess funds to remain in the operating account.

Introduction of Candidates, Discussion and Election of Directors: Candidates present, Patience Converse and Kimberly Stone, introduced themselves. Anne Chevillot was not present.

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Alan Brown opened the floor for board nominations from the floor. No nominations were presented.

On Motion: Duly made by Alan Brown second by Roger Yokell and carried unanimously by the membership present.

Resolve: To close the floor for further nominations.


Owners voted and two volunteers from the membership (Kevin Hartzog and Stewart Conover) tallied the votes. Kimberly Stone received the highest number of votes and was elected as a new director on the board. Patience Converse had the second highest.

Homeowner Comments: Owner inquired about development of empty lot at front of the community; Board informed that the empty lot is being installed by a farmer's market called Farm to Table. Owner asked if communication could be sent to her via email instead of regular mail; manager indicated that we are required to communicate with all owners equally, and that method is via regular mail. Owner asked about street parking and parking over sidewalks; Alan indicated that Association is sending notices to owners as the events occur.

6. Adjournment

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

Resolve: To adjourn the meeting at 7:35 p.m.



Prepared by Manager on Behalf of Secretary