

THE ESTUARY

HOMEOWNERS ASSOCIATION, INC.

**Budget & Board of Directors Meeting
October 17, 2019
11518 Newgate Crest Drive, Riverview, Florida
Meeting Minutes**

1. Call to Order-Certifying of Quorum

The meeting was called to order at 7:35 p.m. by Board President, Alan Brown. Director Kimberly Stone 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.

Officer Positions: Alan and Kimberly discussed; Alan will remain as Board President, Kimberly will become the new Vice President/Secretary, and Steve Effler (not present) will remain as Treasurer.

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

Resolve: To approve the officer positions as discussed.

Approval of Minutes

The Board reviewed prior meeting minutes dated October 24, 2018 and August 22, 2019.

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

Resolve: To approve the prior meeting minutes as presented.

2. Reports

The manager presented financial reports and management reports.

3. Committees

Board Comments:

Spirit Committee: Manager presented report provided by Sarah Haneline. Welcome baskets were given to 7 new owners. Newsletter was published for October. Garage sale to be held November 2, 2019 from 7am-1pm. Fall Festival to be held November 16th. There will be a Halloween Decorating Contest and Christmas Decorating Contest; owners were encouraged to review the newsletter for details.

Architectural Committee: Manager presented. As of the report dated August 17-September 18, 2019, eleven (11) applications were approved, and seven (7) pending a decision.

Covenants Committee: Nothing to report.

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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 .

Grounds Committee: Manager presented report provided by Marah Hutcheson. The Committee's theme is sustainability and long-term cost saving improvements while still maintaining a beautiful community. The front island was recently improved. The Committee is looking to improve the beds along Balm Riverview Road and entrance at Albatross. Future plan considerations: bubblers in ponds; install tarp for playground or add mature shade trees; fence around playground area.

Neighborhood Watch: Frank Mahoney presented. Meeting to be held November 6th at 7pm at 11409 Sand Stone Rock Drive. All owners are encouraged to attend. A neighborhood watch must meet at least 4 times per year in order to stay in active "neighborhood watch" status, to include signs posted in the community and sheriff's department monitoring of the neighborhood.

4. Old Business

Sidewalk Crack on Palmetto Pine: Manager indicated that the work order was initiated with the County on July 2, 2019. The County indicated that repairs are delayed by 24-36 months.

Playground Drainage: Underground drainage has been added to help reduce moisture at the playground area. Owner concern regarding rocks around ground drainage grates; Alan indicated that rocks will remain in place as it aids with reducing small twigs and debris from entering the grate. Owners should discourage their children from moving the rocks. Landscapers have informed that they always use caution around grates of this nature, and hand-trim instead of using mowers around the grates.

TECO Street Lights: Alan indicated that there are 6 street lights that were installed after Lighting District 1095 ("District") was established. Those lights were not included in the District, and in order to add them, Association will need to gather 184 signatures from owners prior to October 2020 to move from Association's budget to the District for Y-2021. Alan indicated to table and board will work on in spring-2020.

Pond Aeration: Alan indicated that Association is still 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.

Leasing of Homes: Owners must submit a copy of a signed lease within 10 days of signing, along with a \$200 security deposit per the Association's Community Standards. Manager indicated that five owners were sent notices and two have come into compliance.

5. New Business

2020 Budget: Manager indicated that the 2020 Budget Meeting notice was mailed to all owners on September 26, 2019. The Board reviewed the proposed 2020 Budget to keep the assessment fee at \$165 per quarter.

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

Resolve: To approve the 2020 Budget as presented.

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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.

Homeowner's Comments: Owners presented comments during the Annual Meeting; no further comments presented.

6. Adjournment

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

Resolve: To adjourn the meeting at 8:17 p.m.



Prepared by Manager on behalf of Secretary