

THE ESTUARY

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting July 23, 2020 Via Zoom Meeting Minutes

1. Call to Order-Certifying of Quorum

The meeting was called to order at 6:31 p.m. by Board President, Alan Brown. Directors Steven Effler and Kimberly Stone were also in attendance; therefore, a quorum was established. It was confirmed that the meeting notice was posted. Jeana Wynja represented McNeil Management.

Approval of Minutes

The Board reviewed prior meeting minutes dated January 16, 2020.

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

Resolve: To approve the prior meeting minutes as presented.

2. Reports

The manager presented financial reports and management reports. Manager indicated that there are still 2 unsettled collections accounts with Axiom. The Board reviewed and made decision to send a Final Notice for the following Unit ID #'s: 11050, 11031 and 11095.

3. Committees:

Spirit Committee: Due to COVID, garage sale was postponed, and the 4th of July Party canceled. Welcome baskets delivered to new owners. July newsletter canceled due to no community activities.

Architectural Committee: Alan presented report of alteration applications submitted since the last Board meeting. Mike Vigh has resigned as ACC Chairperson. Proposed new ACC Committee as follows: Coy Reavis-Chairperson, Ron Leybovich-committee member, David Tomerlin-committee member.

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

Resolve: To approve the new ACC Committee members as presented.

Grounds Committee: Marah Hutcheson presented. Proposal to beautify the entrance area was approved, including park area, entrance island and entrance sign. Landscapers will work on filling 2 empty areas on Balm Riverview Road. Pine bark mulch was installed in February.

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. Confirmed work order still open with County.

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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. The Board decided to table since the County requires wet signatures from all 184 owners; COVID restrictions do not allow gathering signatures door-to-door at this time. Tabled.

Pond Aeration: Alan indicated that two aerators installed in second pond.

Community Standards: Board is working to form a Committee to revise the standards.

Tree Restoration Plan – irrigation & 15 new trees: Two laurel oaks were removed from Balm Riverview Road in April 2019. The County required the planting of 15 new trees (2" diameter) on The Estuary campus. Trees planted and irrigation re-routed to ensure new trees have water. COMPLETED.

5. New Business

Reinstate the Covenants Enforcement Committee: The Board discussed and would like to reinstate the Covenants Enforcement Committee also known as the Fining Committee. Committee members will include Charmaine Wood-Chairperson, Stewart Conover-committee member, Emily Potts-committee member.

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

Resolve: To approve the reinstatement of the Covenants Enforcement Committee with new members as presented.

Consider Guidelines and Schedule of Fines: Notice regarding this meeting to consider the Guidelines and Schedule of Fines was mailed out on July 9, 2020. The Board and Association's attorney worked together to develop Guidelines & Schedule of Fines. After approval, document will need to be signed by Board President and Secretary, attorney will record with the County Clerk's office, and manager will send copy to all owners on behalf of the Board.

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

Resolve: To approve the Guidelines and Schedule of Fines as presented.

CD's: Alan presented to stagger putting \$30,000 into a CD every quarter. Board desires to put the first \$30,000 into Bank OZK for 10-month CD rate of 1.10%.

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

Resolve: To approve CD schedule as presented, and to place first \$30,000 into Bank OZK for 10-month CD rate of 1.10%.

Irrigation Installation – front of Balm Riverview Road (American Irrigation): Board ratified proposal to rebuild existing solenoid valve for spray zone with low water pressure, as

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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 .

well as other irrigation repairs. Total was \$4,350 and labor, parts and materials are under warranty for 1 year.

Irrigation – controllers/decoders: Proposal received July 14, 2020 to install new controller with 2 wire-module. Total cost is \$2,980 and labor, parts and materials are under warranty for 1 year. American Irrigation sent contract for pricing of decoders if/when items need to be replaced; manager to place in contract file.

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

Resolve: To approve proposal for new controller as presented.

HOA's Irrigation lines at Farm to Table property: Several months ago, the Board was provided information that HOA irrigation lines on the Farm to Table property may belong to the HOA, inadvertently placed there by MI Homes. It was confirmed that MI Homes was released of liability at turnover by previous board. Association engaged attorney Andy Dogali, he recommended that the Association obtain a survey, however absent of a survey, there is no way to be sure an encroachment exists. The Board decided to not pursue further via attorney action.

Road Extension – Heron Watch Place: County hearing postponed until August 17, 2020. Board encouraged owners to send letters now to County, in opposition of this road extension.

Owner Bobbi Haimann re: 11404 Blue Crane (drainage problems next to playground): Owner has received a number of verbal opinions from engineers that the HOA playground needs to be restored to the original design in order to stop drainage issues on her property. Owner has not performed any modifications on her side. On HOA side, shrubs and fencing are obstructing flow. Board discussed and would like to engage Point Drainage to propose a plan on HOA side of the property to eliminate drainage issue on owner's side.

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

Resolve: To engage Point Drainage for further assistance.

Perimeter Fence – clarification re: maintenance easement (attorney): Attorney confirmed perimeter fence locations. Cleaning of fence interior is responsibility of the lot owner. Owners should email management@mcneilmsi.com if perimeter fence requires repair.

11612 Palmetto Pine – root pruning/bio-barrier and fence repair: Manager indicated that Panorama Tree Service will be on site next week to perform root pruning/bio-barrier for tree causing damage to perimeter fence. Thereafter, manager will schedule fence to be repaired.

Albatross Entrance – fence slats: fence slats were replaced. COMPLETED.

11509 Heron Watch – Erosion control: Sandbags were placed at the pond by Remson Aquatics. COMPLETED.

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Treatment applied pond area: Before rainy season, pond edge was treated with a special herbicide to reduce weeds. COMPLETED.

Board Comments: Alan thanked owners for placing right color flag on mailboxes. Alan also encouraged owners to remember to place numbers back on house after painting completed.

Manager Comments: Inspection to renew the SWFWMD permit is scheduled to take place in early September-2020.

Homeowner's Comments: Owner commented that trees appear to be low over sidewalks.

6. Adjournment

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

Resolve: To adjourn the meeting at 7:38 p.m.



Prepared by Manager on behalf of Secretary