

THE ESTUARY

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting April 21, 2022 Via Zoom Meeting Minutes

1. Call to Order-Certifying of Quorum

The meeting was called to order at 6:34 p.m. by Vice President Alan Brown. Directors Tiffany Lee and Keywanna Miller 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 the prior meeting minutes dated January 20, 2022.

On Motion: Duly made by Tiffany, second by Keywanna and carried unanimously.

Resolve: To approve the prior meeting minutes as presented.

2. Reports

The manager presented financial reports and management reports. The Board decided to allow the Bank of Ozarks CD to continue. Manager informed the Board that the SWFWMD inspection was completed; next inspection is due July 24, 2023. The following items were mailed to all owners: Parking definitions mailed on January 24, 2022 and 2021 Annual Report notification postcard mailed on March 31, 2022. Manager updated owners regarding the 6 lights moved into lighting district 1095; Hillsborough County instructed TECO recently that they will be paying for the light bill going forward, so the Association will no longer have that light bill as an operating expense.

3. Committees

Covenant Enforcement Committee (CEC): No minutes to approve and nothing to report.

Spirit Committee: Kathy Brown presented. Reports have been provided to the Board. Four (4) welcome baskets were distributed. Newsletter will be distributed soon. Twenty-five owners participated in the Spring Garage Sale. The Fall Garage Sale is tentatively scheduled for October 1st and 8th. The Easter event was a success; parade and egg hunt occurred for the children in the neighborhood. Kathy informed owners that she is stepping down from organizing social events after the next dinner at the park. She also thanked Alan Brown for helping with the setup of many events (lifting heavy items, etc.). Spirit Committee is seeking volunteers who can perform heavy lifting of items and organize events for the community.

Newsletter Publication Policy was reviewed by the Board.

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

Resolve: To approve the Newsletter Publication Policy as presented.

Architectural Committee: All applications are current.

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Grounds Committee: Susan Meehan presented. The committee is looking for a new landscaper; will have checklist to make sure that landscapers are taking care of responsibilities. Irrigation is a priority. Jeremy Crouse stated that the committee will provide the Board with description/action plan (roles/responsibilities) within the next month. Susan informed that the annuals will be changed out in June.

Neighborhood Watch: Nothing to report, other than looking for volunteers.

4. Old Business

Rice Creek mitigation: Removal of invasive species; removal of dead foliage underway by Remson Aquatics.

Irrigation renovations: Ongoing renovations. Well pump stopped working and has been replaced by Accurate Drilling Solutions for \$7,162.12. Alan indicated that reserve study was on target with well pump replacement for year-2022.

On Motion: Duly made by Tiffany, second by Keywana and carried unanimously.

Resolve: To approve the installation of the new well pump by Accurate Drilling Solutions for \$7,162.12.

Fence at south end of Heron Watch Place: Alan presented. Neighborhood to the south was not willing to help financially. Fence installed by Witt Fence for \$2,595. Will help with preventing foot traffic into The Estuary. Owner asked about weeds along fence line, and communication will occur with landscaper to place within their scope of work.

Fence repair and tree removal behind 11509 Sand Stone Rock Drive: Association's tree was affecting fence. Completed.

Trim trees along west side of Albatross pond and playground: Completed.

Tree trimming/removal: Panorama Tree Care performed root barrier on Association trees affecting 11620 and 11624 Palmetto Pine Street. Also removed 30 feet of Brazilian peppers pushing a fence and stump grinding; all completed for \$5,520. Alan stated that pine trees are becoming problematic and may also need root pruning or other action.

Spray culvert at Albatross storm drain tunnel: Completed. Awaiting cleanup of dead foliage.

Sidewalk crack on Palmetto Pine: Still awaiting County to fix.

5. New Business

Resignation of Board President Tom McAvin: Tom presented his written resignation on January 21, 2022. The Board discussed and there is only 1 more meeting until the Annual meeting. Will hold at 3 board members at this time.

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Community Standards Resolution: Alan presented. The Community Standards Resolution identifies that changes to community standards to only take place at the annual membership meeting and that any proposed changes to the community standards must be approved by affirmative vote of 2/3 of members appearing in person or by proxy at the annual membership meeting.

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

Resolve: To approve the Community Standards Resolution as presented.

Distribution of unassigned proxies at the Annual Membership Meeting: The Board discussed. If assigned proxy holder is left blank, then those proxies are assigned to the Secretary of the Board of Directors. The board decided to converse at the next Annual Membership Meeting regarding ballot completion for unassigned proxies.

Evaluate shoreline at finger lake: CES Engineering will evaluate on April 28, 2022. The Board decided to approve up to \$1,000 for cost of the evaluation.

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

Resolve: To approve up to \$1,000 for cost of CES Engineering evaluation of finger lake shoreline.

Parking: The Board indicated that vehicles have not been blocking sidewalks recently. Concern noted regarding street parking; ambulance tried to make its way through a street to assist someone with broken bones but was unable to navigate around vehicles.

Architectural Appeals: None presented.

Homeowner's Comments: Owner concern regarding shoreline at finger lake; grass is non-existent. Grounds Committee also had some prospective vendors look at shoreline and they agreed that mitigation needs to occur. Board reiterated that engineer will be evaluating on April 28th. Owner commented regarding board communication. Another owner stated that being a board member is a lot of work and a thankless job. Owner stated that sheriff's office presence helped with removing vehicles from streets. Owner concern with weeds at new Heron Watch Place fence; board to address with landscaper.

6. Adjournment

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

Resolve: To adjourn the meeting at 7:26 p.m.

BOARD OF DIRECTORS APPROVED ON 8/15/2022

Prepared by Manager on behalf of Secretary