

THE ESTUARY

HOMEOWNERS ASSOCIATION, INC.

**Annual Membership Meeting
October 20, 2022
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 Coy Reavis at 6:37 p.m. With thirty-seven (37) lots represented by proxy and fifteen (15) lots represented in person, a quorum of the membership was established with a total of fifty-two (52) 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 on October 5, 2022 to all owners of record. The affidavit will be placed in the Association files.

3. Reading of Unapproved Minutes

The prior meeting minutes dated October 21, 2021 were reviewed by the membership present.

On Motion: Duly made by Kevin Hartzog second by Jeremy Crouse and carried unanimously by the membership present.

Resolve: To approve the 2021 Annual Meeting minutes as presented.

4. Unfinished Business: None

5. New Business

Community Update: Coy Reavis asked Lauren Smith to present landscaping updates. New landscaper hired (LMP Landscaping), beds cleaned up, irrigation fixed, tree replacement, root pruning and stump grinding to occur. Aeration of ponds discussed; new community's pond to the south is draining the Albatross-pond dry; monitoring.

Introduction of Candidates, Discussion and Election of Directors: There are 2 open seats on the Board of Directors. Candidates Kevin Hartzog and Tiffany Lee were introduced.

Manager opened the floor for board nominations. No nominations were presented. The floor was closed. Candidates were uncontested; no ballot-vote occurred.

IRS Ruling – Retain Surplus Funds: A formality allowing the Association to roll over surplus funds to the next fiscal year by retaining in the operating account or to move a portion into the reserve account without being considered as profit.

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

Resolve: To allow any surplus funds to remain in the operating account for the next fiscal year.

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Amendment to the Community Standards: An affidavit of mailing was presented by McNeil Management as proof of proper notice mailed on October 5, 2022 to all owners of record to cast their vote regarding the addition of 3 new exterior color schemes. The vote occurred and out of 52 owners present in person or via proxy, there were 36 yes, 3 no and 14 did not cast a vote. Amendment passed.

Homeowner Comments: Owners held comments until Budget/Board meeting following.

6. Adjournment

On Motion: Duly made by Coy Reavis second by Tiffany Lee and carried unanimously.

Resolve: To adjourn the meeting at 7:07 p.m.

APPROVED 10/19/2023

Prepared by Manager on Behalf of Secretary