

THE ESTUARY

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting Via Zoom February 20, 2023

Meeting Minutes

1. Call to Order-Certifying of Quorum

The meeting was called to order at 12:06 p.m. by President Coy Reavis. Directors Kevin Hartzog and Tiffany Lee 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 was presented with the minutes from January 19, 2023 and February 13, 2023 (attorney meeting).

On Motion: Duly made by Kevin, second by Coy, and carried forward by Tiffany.

Resolve: To approve the minutes as presented.

Director/Officer Vacancy

Alan Brown resigned from the Board of Directors in writing on February 13, 2023.

On Motion: Duly made by Kevin, second by Coy, and carried forward by Tiffany.

Resolve: To receive the Alan Brown's resignation as presented.

The Board decided to appoint Susan Meehan to the Board of Directors. She will fill Alan Brown's vacant position.

On Motion: Duly made by Coy, second by Kevin, and carried forward by Tiffany.

Resolve: To appoint Susan Meehan to the Board of Directors, to fill the vacant position.

2. Old Business

Finger lake shoreline: The Board decided to table sodding until December-2023. Susan Meehan will gather a proposal for the sod project and present to the Board at the October-2023 meeting.

Rice Creek: Shoreline has been cleaned up by LMP at no cost. The Board discussed having a meeting with EPC to understand EPC's expectations for maintenance. Manager to reach out to Remson Aquatic to arrange the meeting with the Board and EPC.

On Motion: Duly made by Kevin, second by Coy, and carried forward unanimously.

Resolve: To ask Remson Aquatics to arrange a meeting with EPC and the Board of Directors, so that the Board can understand maintenance expectations.

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3. New Business

Website Proposals: The Board was presented with 2 website proposals. They chose Cathleen DeHart Web Design Services (\$350 initial setup and \$599.99 per year).

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

Resolve: To accept the proposal from Cathleen Dehart Web Design Services as presented.

Tree Standardization Committee: Coy will reach out to the committee to setup the first meeting.

Community Standards Updates: The Board will critically review a couple of standards at each board meeting. Homeowners will vote on adjusted standards at the October Annual Membership Meeting. The following standards will be discussed in March: Tree trunk/sprouts and white rocks. In April: Definition of excessive landscaping.

Doggie Stations: The Board would like manager to reach out to Poop 911 for cost to install 1 new station at the southern end of Heron Watch Place and cost to add to maintenance. Board will review pricing at the next meeting.

Reserve Study: The Board reviewed proposal from Florida Reserve Study to update the reserve study for \$2,200. Meeting will be arranged for the Board to meet with reserve study engineer.

On Motion: Duly made by Coy, second by Kevin, and carried unanimously.

Resolve: To accept the proposal from Florida Reserve Study as presented.

Speed Bumps: Board members discussed pros/cons. Board indicated that currently there are no Speed Limit signs on Estuary Preserve Drive. Manager to reach out to County to install. Susan volunteered to engage a traffic study company for cost of a traffic study.

Board Comments: Susan stated that Blondie Demosthene Victor is no longer serving on the Grounds Committee. The Board clarified survey process by board members and McNeil Survey Team.

4. Adjournment

On Motion: Duly made by Coy, second by Kevin and carried unanimously.

Resolve: To adjourn the meeting at 1:00 p.m.

APPROVED BY THE BOARD OF DIRECTORS ON 3/16/2023

Prepared by Manager on behalf of Secretary