

THE ESTUARY

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting Via Zoom March 16, 2023

Meeting Minutes

1. Call to Order-Certifying of Quorum

The meeting was called to order at 12:02 p.m. by President Coy Reavis. Directors Kevin Hartzog, Phildra Swagger and Susan Meehan 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 February 20, 2023.

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

Resolve: To approve the minutes as presented.

2. Old Business

Rice Creek: Meeting with EPC representative Richard Batty and Michael Thompson occurred, with 4 Board members and Keith Remson w/Remson Aquatics to discuss what the Association can/cannot perform at Rice Creek. EPC representatives guided the Board to the plat map, identified border lines and indicated that they can trim back along wetland area that borders owner's properties. The board indicated that it was a productive meeting.

Finger lake shoreline: Coy explained the following efforts that have been attempted and decision for waiting until fall-2023 to put in sod.

- To enter north side of finger lake from community to the north. Board went to extent of asking owners in that Rivercrest, but the Association's attorney stated that the risk is too high i.e. to enter thru a lot of a homeowner who does not even live within the Estuary.
- To enter thru owner's lots who lives within the Estuary, to the east of the finger lake. The Board asked owners in that area, and owners did not want entry thru their lots.
- To enter thru Heron Watch Place dead-end a bring sod/equipment all the way around. Vendor stated that there is too much of a risk to bring lift-equipment on the slope around – slope is too steep – risk too high for equipment rolling.
- To bring sod from Heron Watch dead end via wheel-barrel around to north side – most expensive option, but only way at this point. More labor involved with wheeling it over, more disruption to St. Augustine sod on the south side of the finger lake, and then St. Augustine will likely need replacing afterwards too.
- Weather was not on the Association's side last June-2022 when seeding occurred. Everyone was hopeful that seeding during 'rainy' season would work, but it just did not. Rains did not occur as expected during rainy season. Vendor did not get paid for balance due to the seed not working.
- The timing to wait until Fall-2023 was made based upon finances. Finger lake is at the top of the list along with Rice Creek mitigation, getting grounds to a maintenance level, and making repairs after hurricane damage.

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Board discussion occurred. They will research possibly obtaining a temporary bridge to go across finger lake to haul sod. Also, will research possibility of a spray on grass/fertilizer to test in a small area first to see if that may be an option. This will be placed on next month's agenda.

Removal of "Friends of the Estuary" website: The Board introduced a new official website for the Association: www.estuaryriverview.com and would like a letter sent to webmaster of friendsoftheestuary.com to remove all content and disable the website. Manager to send a letter.

Owner suggested that a pin on the (non-Association endorsed) Facebook page be placed for the new website. It was also suggested by a board member that a notice is created on the Facebook page that it is not an official/sanctioned page of the Association. Coy will coordinate.

Tree Standardization Committee: Coy presented. Out of the 7 members, 4 were present at the first committee meeting, 2 were not present and did not respond to Coy to indicate their presence at the meeting, however Anne Chevillot was present today and indicated that she will not be able to serve. Another member, Michelle Quessenberry, has stepped down too due to conflict with scheduling of the meetings. The Board determined to replace the one open position for now with Ryan O'Neill.

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

Resolve: To approve Ryan O'Neill to fill the open position on the Tree Standardization Committee.

Other Community Standards to be updated: The Board discussed that there are other sections within the Standards which need to be updated, landscaping rock for example. Discussion regarding process to update. Phildra suggested that the Board review sections within a set time, and then move onto other sections. The Board agreed and Phildra will coordinate.

Doggie Stations: The Board reviewed 2 proposals from Poop 911 to install a 3rd doggie station at southern point of dead end of Heron Watch Place (for \$395), and to then add to the maintenance program (for an additional \$35 per month). Coy indicated that the other 2 doggie stations are currently located at opposite ends of the community and this one is needed to service homeowners with dogs.

On Motion: Duly made by Phildra, second by Susan, and carried unanimously.

Resolve: To approve the 2 proposals from Pool 911 as presented.

Reserve Study: Meeting to occur on Monday, March 20th at 1pm via Zoom. The Board was emailed Zoom link for the meeting.

Speed Bumps: Board discussion why some are in favor and some in opposition of speed bumps. Board determined to place article in upcoming newsletter regarding speeding in community. Kevin to put together an article and send to the Spirit Committee.

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3. **New Business**

Mulch: Coy pitched idea of installing rubber mulch at playground area (last longer than regular mulch). Further research and will discuss at next meeting.

4. **Adjournment**

Homeowner's Comments: Comments regarding speeding in the neighborhood, tree vendor post by Coy, tree standardization committee members, pin of new website on Facebook page.

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

Resolve: To adjourn the meeting at 1:24 p.m.

APPROVED BY THE BOARD OF DIRECTORS 04/20/2023

Prepared by Manager on behalf of Secretary