

# THE ESTUARY

HOMEOWNERS ASSOCIATION, INC.

**Board of Directors Meeting  
April 20, 2023  
11518 Newgate Crest Drive, Riverview, FL**

## **Meeting Minutes**

### **1. Call to Order-Certifying of Quorum**

The meeting was called to order at 6:31 p.m. by Vice President Kevin Hartzog. Directors Phildra Swagger, Susan Meehan 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 March 16, 2023.

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

**Resolve:** To approve the minutes as presented.

### **2. Reports**

The manager presented financial reports and management reports. Manager reviewed difference between injunctive relief and fining process. Board will review notices report for recurring notices.

### **3. Committees**

Covenants Committee: Nothing to report.

Spirit Committee: A new storage facility has been established which is closer to The Estuary. Digital newsletter has been published. Garage sale rescheduled to April 29<sup>th</sup>. Food trucks will continue to visit on last Wednesday of each month. Kona Ice will be in the neighborhood on May 11<sup>th</sup> to kickoff summer. No additional events planned for summer.

Architectural Review Committee: All applications are current.

Grounds Committee: Susan presented. Part of HOA's fence line caught fire by neighboring property to south. Fence has been replaced. Irrigation line at park area has been fixed. Street light map will be published on the website (extended thank you to Jeremy). Jeremy contacted the County regarding replacement ADA sidewalk mats and raised sidewalks mitigated.

Proposal 80829 from LMP for \$8,929.45, landscaping improvements along Balm Riverview.

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

**Resolve:** To approve the proposal as presented.

Street Tree Committee: Michelle Quessenberry has stepped down from the committee. The Board decided to appoint Ryan O'Neill to the committee and nominated him as committee chairperson. Ryan will organize the committee.

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

**Resolve:** To appoint Ryan O'Neill to the committee and as the committee chairperson.

## 4. Old Business

**Rice Creek:** Irrigation near sidewalk along Rice Creek; tabled. Susan is awaiting proposal from a company to perform cleanup. Board will review at next month's meeting.

**Finger lake shoreline:** Susan presented. The Board will review proposal for sod implementation at the September Board meeting. Work will occur in January-2024. The Board's previous ideas re: temporary bridge across lake to haul sod and spray sod options are off the table, as installing sod is best option at this point.

**Community Standards Changes:** Phildra will organize effort to form a team to go through the Community Standards.

**Rubber mulch in playground area:** Tabled.

**Playground inspection:** Manager to coordinate with vendor and Susan Meehan.

**Reserve study:** Completed.

## 5. New Business

**SWFWMD permit inspection:** The inspection will be performed by Zoller Engineering.

**CD's for reserve funds:** Tabled. The Board will consider a \$ amount to put into a CD and which officer will be the signor.

**Facebook Page:** The Board clarified that the Facebook page is not sanctioned by the Association.

**Association Retaining wall/fence letters:** Notice will be mailed in June to the appropriate homeowners who live near the Association's retaining wall/fence.

## 6. Adjournment

**Homeowner's Comments:** Open house signs, commercial vehicles in driveways, street tree notices, stump observed in County easement.

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

**Resolve:** To adjourn the meeting at 7:51 p.m.

APPROVED BY THE BOARD OF DIRECTORS 5/18/2023

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Prepared by Manager on behalf of Secretary