

THE ESTUARY

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting May 18, 2023 Via Zoom

Meeting Minutes

1. Call to Order-Certifying of Quorum

The meeting was called to order at 12:01 p.m. by President Coy Reavis. Directors Kevin Hartzog, 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 April 20, 2023.

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

Resolve: To waive the reading of the minutes and approve the minutes as presented.

2. Old Business

Rice Creek: Susan presented proposal from Mark Smith Excavating. \$5,900 to clear South side and \$14,200 to clear North side. Susan to provide proposals to manager.

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

Resolve: To approve \$5,900 to clear South side after SWFWMD inspection is performed, and for payment to occur from the reserves account.

Finger lake shoreline: Discussion tabled until September-2023.

Community Standards Changes: Phildra presented. Community Standards sub-committee has been formed (Roger, Ryan, Susan and Phildra). Sub-committee is planning to meet weekly through August 31st to discuss proposed changes. Attorney will review proposed changes in September. Then proposed changes will be voted on by homeowners at the October Annual meeting.

Rubber mulch in playground area: Board to determine color of rubber mulch. Community Standards sub-committee will add to proposed changes.

Playground inspection: Completed. Susan will advise manager if handyman needs to be engaged for repairs. Sign discussed stating 'playground ahead – slow down'.

3. New Business

SWFWMD permit inspection: The inspection will be performed by Zoller Engineering before July 24, 2023.

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H O M E O W N E R S A S S O C I A T I O N , I N C .

CD's for reserve funds: The Board would like to place \$100,000 in a CD or Money Market Account with a financial institution that has the best interest rate and duration possible. Phildra Swagger, Treasurer, is willing to be a signor on the new account.

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

Resolve: To place \$100,000 in a CD or Money Market Account with a financial institution at the best interest rate/duration possible. Phildra Swagger, Treasurer, is willing to be a signor on the account.

Pressure wash sidewalks/fences: Susan presented. Proposal received from Riverview Pressure Cleaning. Tabled until at least 1 more proposal from another vendor is received. Manager informed Board that in the past TEK Enterprises has pressure washed at the community.

Playground fencing: Susan presented. Proposal from Family Fence received. The Board decided to approve fence around the 1 corner of the playground for up to \$1,100.

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

Resolve: To approve up to \$1,100 for fence around the 1 corner of the playground to be installed by Family Fence.

Cameras at entrances: Tabled. Coy researching companies that coordinate with HCSO.

Fining vs. Injunctive Relief: Manager explained process. Board re-iterated that injunctive relief will be exercised.

Tree standardization update: Ryan O'Neill presented. Anne Chevillot has stepped down from the committee. Committee has been communicating via WhatsApp. The remaining 6 committee members have approved 8 trees. Committee will present selections to the Community Standards sub-committee.

4. Adjournment

Homeowner's Comments: Question about amount being placed into a CD/Money Market.

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

Resolve: To adjourn the meeting at 1:03 p.m.

APPROVED BY THE BOARD OF DIRECTORS 06/15/2023

Prepared by Manager on behalf of Secretary