

THE ESTUARY

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting June 15, 2023 Via Zoom

Meeting Minutes

1. Call to Order-Certifying of Quorum

The meeting was called to order at 12:00 p.m. by President Coy Reavis. Directors Kevin Hartzog, 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 May 18, 2023.

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

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

2. Old Business

CD: The Board would like to place \$125,000 instead of \$100,000 into a CD with TD Bank.

On Motion to Amend the Motion from May 18, 2023: Duly made by Kevin, second by Coy, and carried unanimously.

Resolve: To place \$125,000 instead of \$100,000 into a CD at TD Bank at the best interest rate and duration of time possible.

Rice Creek: Pending completion of south side by Mark Smith Excavating LLC.

Playground Repairs: Manager to engage vendor. Susan stated that a sign that says something similar to 'Slow Down - Approaching Playground' is needed. Rubber mats needed for under the swings.

Playground Fence: Pending installation. Family Fence will also replace fence recently damaged by LMP. LMP will be invoiced by the Association afterwards.

Pressure Wash Common Area Sidewalks: The Board discussed moving forward with the proposal from TEK Enterprises. Susan to communicate with TEK when to start the project, after numerous landscaping enhancements have occurred throughout the community.

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

Resolve: To approve the proposal from TEK Enterprises to pressure wash common area sidewalks for \$1,850.

Tabled Old Business:

- o SWFWMD permit inspection; to be completed before 7/24/2023 by Zoller Engineering.
- o Rice Creek work on North side for \$14,200.

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- Changes to Community Standards; pending completion by August 31; review of changes by attorney in September. Phildra informed that the Community Standards Committee is meeting regularly to review.
- Finger lake shoreline – approval of proposal to occur in Sept-2023; work completion to occur in Jan-2024.

3. New Business

Parking on Albatross: Numerous vehicles parked on the street and in front of owner's homes, making it difficult for owners to back out of driveways safely. Manager to arrange meeting onsite with Deputy Brian Sherman (Community Resource Deputy for District IV) to discuss solutions to the parking situation.

Lease Amendment: The Board would like the attorney to prepare a lease amendment. The process to amend was discussed.

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

Resolve: To approve preparation of a proposed lease amendment by the Association's attorney and present the amendment to the membership for a vote in October.

Community Fence/Wall Repair: Tabled until next month to allow owners time to submit their concerns prior to June 30, 2023.

Violation Report: Manager explained grading scale and violation process.

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 1:05 p.m.

APPROVED BY THE BOARD OF DIRECTORS 7/20/2023

Prepared by Manager on behalf of Secretary