

THE ESTUARY

HOMEOWNERS ASSOCIATION, INC.

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

Meeting Minutes

1. Call to Order-Certifying of Quorum

The meeting was called to order at 6:32 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 June 15, 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. The Board decided to send a final notice for the following Unit ID #'s: 11163, 11123, 11167, and 11182. \$125,000 has been placed into a CD through TD Bank for 5.12% for 6 months. The Association also had to open a savings account in order to obtain the special CD rate with a minimum deposit of \$1,500.

3. Committees

Covenants Committee: Nothing to report.

Spirit Committee: The Committee prepared and distributed the July-2023 Newsletter.

Architectural Review Committee: All applications are current.

Grounds Committee: Susan presented. Maintenance issues at Field to Table; the County has cited the owner. Proposals were received from pond management vendors and will be reviewed at the September board meeting. Rice Creek cleanup on the South side will occur soon. Cleaning on the North side of Rice Creek is tabled until 2024. Landscaping improvements will continue at the Albatross entrance. Landscaping improvements have occurred at the park area. Bushes along the fence line at the park area will be pulled and sod installed. Ixoras will be added in the front of the park area soon (pop of color). Susan will obtain a proposal for sod replacement along the finger lake, to be presented to the Board at the September meeting. Rubber mulch in playground area has been tabled until the Community Standards have been updated.

4. Old Business

SWFWMD permit inspection: Completed.

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Community Standards Changes: The Committee has decided on 5 trees to present to the homeowners to vote on to update the standards.

5. New Business

Community Fence/Wall Repair: Responses were received from 3 homeowners regarding a notice mailed to specific homeowners on June 1, 2023. Susan will coordinate minor repairs with 1 owner (fence) and manager will schedule a visit by an engineer for the other two events (retention walls).

Proposed Lease Amendment: The Board reviewed the proposed lease amendment and would like to present to the members for a vote in October. Manager will coordinate.

Parking in the Estuary: The Board decided to have a Town Hall Meeting on Thursday, August 17th at 6:30pm. A postcard will be mailed with location details.

6. Adjournment

Homeowner's Comments: Rubber mulch discussed, student volunteer hours to cover flowers in the wintertime, Rice Creek cleanup question.

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

Resolve: To adjourn the meeting at 7:46 p.m.

APPROVED BY THE BOARD OF DIRECTORS 9/21/2023

Prepared by Manager on behalf of Secretary