

THE ESTUARY

HOMEOWNERS ASSOCIATION, INC.

**Town Hall Special Meeting
August 17, 2023
Riverview Public Library
9951 Balm Riverview Road, Riverview, FL 33569
Meeting Minutes**

1. Call to Order-Certifying of Quorum

The meeting was called to order at 6:30 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 and postcard notice was mailed to all homeowners on July 25, 2023. Jeana Wynja represented McNeil Management and attorney Anne Malley was present.

2. Parking Concerns within the Community

Introduction: Coy introduced panel.

Parking concerns: Not parking in driveways, habitual street parking, and difficulty navigating through roads with vehicles parked on both sides of the street. Two problem areas identified (Albatross loop and Palmetto Pine bend).

Due diligence: Board met with Community Resource Deputy Brian Sherman to discuss concerns and Hillsborough County parking ordinances on County roads. County will tow from road if vehicle is inoperable. Other parking concerns are low priority for the Sheriff's office.

Attorney comments: Association cannot tow from County roads. Street parking is difficult to enforce. Guests and vendors are not under contract with the Association's Declaration. Fining could occur but the Board would need to determine who the vehicle belongs to. Guests/vendors cannot be fined. Park on one side of street, but issues with who was there first. Parking in driveways and garages to keep up home values.

Homeowner's comments: Idea to hold another town hall meeting for homeowners who live in problem areas only; attorney indicated that you cannot force homeowners to attend but can ask to discuss solutions. Commercial vehicles (work trucks with racks/ladders) are becoming an eyesore. Manager encouraged homeowners to submit an enforcement request form about every 30 days until the event has been cured. Otherwise, survey team will continue to look for commercial vehicle events during surveys. Special circumstances discussed.

3. Adjournment

Final conclusion: Attorney to prepare an amendment to the declaration to include parking exception for special circumstances, and then special circumstances will need to be clarified in the Community Standards. Both will be presented to membership at the Annual Meeting.

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

Resolve: To adjourn the meeting at 8:01 p.m.

APPROVED BY THE BOARD OF DIRECTORS 9/21/2023

Prepared by Manager on behalf of Secretary