

# THE ESTUARY

HOMEOWNERS ASSOCIATION, INC.

## Board of Directors Meeting September 21, 2023 Via Zoom

### Meeting Minutes

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

The meeting was called to order at 12:00 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 July 20, 2023 and August 17, 2023.

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

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

#### 2. Reports

The manager presented violation report. The Board decided to send a final notice for the following Unit ID #'s: 11067 and 10989.

#### 3. Old Business

**Rubber mulch at playground:** Tabled.

#### 4. New Business

**Finger lake sod:** The Board decided to not move forward with sod proposals and installing sod on the north side of the finger lake. Unfortunately, the developer did not install irrigation around the finger lake and there is no source to water new sod. A sod replacement event cannot be resolved without a water source. Prior to coming to this conclusion, the Board performed research: Enter through homes on the north side neighboring community, however the Association's attorney stated that risk was too high. Enter through homes on the east side of The Estuary, but homeowners were not willing. Enter through the dead-end access and wheel barrel the sod around to the north side of the pond (could not be driven around due to the slope and safety of equipment), which would have caused damage to the St. Augustine sod along the south bank in the process and increased costs exponentially. Rent a temporary bridge to go across the finger lake to send the sod from the south side to the north side, but that was not an option.

**Community Standards:** The tree standards will be decided upon at the October 19<sup>th</sup> Meeting and the remaining revisions to the Community Standards will be decided on at the November 2<sup>nd</sup> Meeting. The dates will be communicated to homeowners in the Annual Meeting Notice.

**Community Standards Resolution:** The Board discussed and decided to rescind the Community Standards Resolution. Since the Resolution was recorded with the County Clerk's

# THE ESTUARY

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

---

Office, a Notice of Rescission will be prepared by the Association's attorney and signed by officers of the Board, and then recorded with the County Clerk's Office.

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

**Resolve:** To rescind the Community Standards Resolution.

**Pond Management proposals:** Susan will engage vendors to re-propose based upon work completed at Rice Creek. Tabled until November.

**Rice Creek cleanup update:** Susan said that Rice Creek is looking great.

## 5. Adjournment

**Homeowner's Comments:** None

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

**Resolve:** To adjourn the meeting at 1:00 p.m.

APPROVED BY THE BOARD OF DIRECTORS 10/19/2023

---

Prepared by Manager on behalf of Secretary