

THE ESTUARY

HOMEOWNERS ASSOCIATION, INC.

**Budget & Board of Directors Meeting
October 19, 2023
11518 Newgate Crest Drive, Riverview, FL**

Meeting Minutes

1. Call to Order-Certifying of Quorum

The meeting was called to order at 7:55 p.m. by President Coy Reavis. Directors Kevin Hartzog, Phildra Swagger and Susan Meehan 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 September 21, 2023.

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

Resolve: To approve the minutes as presented.

Officer Positions: The Board decided to remain in the current officer positions as follows: Coy Reavis, President; Kevin Hartzog, Vice President; Phildra Swagger, Treasurer; Susan Meehan, Secretary; and Tiffany Lee, Director.

2. Reports

The manager presented financial reports and management reports. The Board decided to send a final notice for Unit ID # 11051. Unapproved Alteration – Tree Replacement events on the Violation Report will receive one more notice and then, if not cured, a Final Notice. Notice regarding change of venue for the November 2nd board meeting was mailed to all homeowners on October 19, 2023. Nothing to report for fining.

3. Committees

Covenants Committee: Nothing to report.

Spirit Committee: The Committee presented the 2024 annual budget and 2023 ledger.

Architectural Review Committee: All applications are current.

Grounds Committee: Lauren presented. Additional doggie station installed. Park equipment inspected. Fencing improvements made to park area. The Association's trees were trimmed. Common area sidewalks were pressure washed. Looking for student-volunteers to pull weeds. More Albatross entrance improvements coming soon.

4. Old Business

Rubber mulch at Playground: Tabled; expecting one more proposal. Homeowner to perform research on mulch types.

Pond management proposals: Tabled.

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Homeowner concern regarding Finger Lake: Owners were present and expressed concerns regarding sod replacement along the finger lake. Association's attorney suggested contacting UF-Extension Office for suggestions to improve sloped area along finger lake. Manager to reach out to Susan Haddock for date/time available to meet with owner and the Association.

5. New Business

2024 Budget: Notice was mailed to all homeowners on September 22, 2023 regarding tonight's budget meeting, and subsequent notice was mailed on October 12, 2023 regarding emergency relocation of venue due to mechanical fire at the original venue at the library. Two proposed budgets were presented: \$180 per quarter without additional line item for cameras and \$190 per quarter with additional line item for cameras.

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

Resolve: To approve the 2023 Budget with quarterly assessments of \$190.

Motion rescinded by Coy

On Motion: Duly made by Coy, second by Kevin.

Motion Failed: To approve the 2023 Budget with quarterly assessments of \$180.

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

Resolve: To approve the 2023 Budget with quarterly assessments of \$190.

6. Adjournment

Homeowner's Comments: Discussion regarding the finger lake.

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

Resolve: To adjourn the meeting at 9:04 p.m.

APPROVED AT THE MAY 29, 2024 BOARD OF DIRECTORS MEETING

Prepared by Manager on behalf of Secretary