

THE ESTUARY

HOMEOWNERS ASSOCIATION, INC.

Closed Meeting with Association's Attorney and the Board of Directors October 26, 2023 Via Zoom

Meeting Minutes

1. Call to Order-Certifying of Quorum

The meeting was called to order at 9:00 a.m. by Vice President Kevin Hartzog. Directors Coy Reavis, Phildra Swagger, Susan Meehan and Tiffany Lee were also in attendance; therefore, a quorum was established. Anne Malley, Association's attorney was present. Jeana Wynja represented McNeil Management.

2. Street Trees

Attorney and Board reviewed minutes from the meeting on December 5, 2022 and concluded that members were informed of ability to vote on street trees. Discussion regarding Declaration rules, trees on Hillsborough County's approved list, Membership Code of Conduct, and possible future Declaration amendment. Discussion about November 2nd meeting: Anne to explain rules regarding the Declaration, Standards and County. Board to address membership about correction to the process.

Action: Reinstate Tree Standardization Committee.

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

Resolve: To reinstate the Tree Standardization Committee.

Process towards membership vote on street trees discussed. Tree Standardization Committee will create a list of proposed street trees based upon the following criteria, and the list will be presented to the membership for a vote: Conformity within neighborhood, ability to raise canopy sufficiently, and no fruit bearing trees due to staining. Notice process discussed about membership vote. Notice should include that all trees can have some sort of adverse effect on pets and to choose street trees wisely. And to encourage the members to vote on trees that will maintain continuity and property values.

Association to advise David Brown of receipt of his appeal, explain process above regarding membership vote on street trees.

Action: Remove Kathleen Samuel from the Architectural Committee due to breach of Architectural Committee authority, disregard of the rules enacted by the Board of Directors, and not properly obtaining input from other Committee members. Coy to formulate letter to Kathleen.

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

Resolve: To remove Kathleen Samuel from the Architectural Committee as presented.

3. Adjournment

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

Resolve: To adjourn the meeting at 10:01 a.m.

APPROVED AT THE MAY 29, 2024 BOARD OF DIRECTORS MEETING

Prepared by Manager on behalf of Secretary