

THE ESTUARY

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting

May 29th, 2024

Zoom Meeting ID: 7507302693

Meeting Minutes

1. Call to Order-Certifying of Quorum

The meeting was called to order at 6:00PM by Gigi Holmes who was representing McNeil Management. A quorum was achieved with Board members Nikki Feliz, Colleen Patterson, Joli Turner, Paul Meloy and Melissa Muse in attendance. Doug Pinner of McNeil Management was also present. Three homeowners joined the meeting as well.

It was determined that timely notice had been posted in the Community.

On Motion: Duly made by Colleen, second by Melissa and carried unanimously.

Resolve: To approve the 10/19/2023 Budget Meeting Minutes, the 10/26/2023 Closed Meeting Minutes with the Association Attorney, the 3/28/2024 Special Membership Meeting Minutes, the 3/28/2024 Recall Meeting Minutes, and the 5/22/2024 Special Meeting Minutes as presented.

2. New Business

Appointment of Directors to BOD Positions:

On Motion: Duly made by Joli, second by Nikki and carried unanimously.

Resolve: To appoint the five newly elected Directors to the following Board Positions:

President	Nikki Feliz
Vice Pres	Colleen Patterson
Treasurer	Joli Turner
Secretary	Paul Meloy
Director	Melissa Muse

Appointment of Committee Members: The following Committee Members were appointed by the BOD:

ACC: Melissa Muse (Liaison)
David Brown
Sean Patterson
Jennifer Phillips
Coy Reavis

Spirit: Ryan O'Neill (Chairperson)
Melissa Muse
Stephanie Marquez
Danielle Ackerman

Grounds: Lauren Smith (Chair Person)
Mike Bottoms
Jeremy Crouse

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

Outstanding Items:

The contract Coy Reavis signed with Storage Asset Management, LLC needs to be assigned to a new assignee. Melissa offered to take care of switching the account into her name.

One of the owners living adjacent to the finger lake is concerned about the condition of this common area. The BOD will investigate the history of events that has occurred with this area and discuss it more at the next meeting.

Management was directed to ask the landscape company to move forward with the annual rotation at the entry.

3. Introduction to Reports

Monthly Financials and Management Reports: Management explained how the Board Portal works and went over each of the reports with the Board members.

There are some CD renewal dates coming up over the next several months. We will monitor and the Board can make changes as desired.

There was a discussion about the Uniform Collections Policy. Management was directed to follow the process in the policy and move forward with sending any Notices of Late Assessment that need to be sent out to the owners on the Delinquent Accounts report.

4. Adjournment

Homeowner Comments: There was a question as to whether the vote on the street tree standards was valid due to rumors to the contrary. Management affirmed that the vote is valid and those standards are indeed in place.

On Motion: Duly made by Melissa, second by Colleen and carried unanimously.

Resolve: To adjourn the meeting at 7:30PM.

Approved by the Board of Directors at the July 18, 2024 Board Meeting

Prepared by Manager on Behalf of Secretary