

THE ESTUARY

HOMEOWNERS ASSOCIATION, INC.

Board of Directors/ Annual Meeting

October 29, 2024 at 6:30PM

Brandon Regional Library, 619 Vonderburg Drive, Brandon, FL 33511

Meeting Minutes

1. Call to Order

Nikki Feliz called the meeting to order at 6:32PM A quorum was achieved with Board Members Nikki Feliz, Paul Meloy, Melissa Muse, and Colleen Patterson. Joli Turner was unable to attend. Proper meeting notice was mailed to all owners at least fourteen (14) days in advance. Manager will place the Affidavit of Mailing in the Association files for audit. There were 18 homeowners in attendance.

2. Reading of Unapproved Minutes

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

Resolve: To approve the prior meeting minutes as presented.

3. Financials/ Management Reports

Management presented reports and responded to any questions.

4. Business

Playground Maintenance: The playground mulch and the swing mats have been installed, still holding off on the ADA ramp for now.

Upgrades at Finger Lake:

a) Did initial outreach to SWFWMD to confirm that the HOA would be able to explore options.

b) Requested bids for electricians to explore the option to potentially irrigate from the finger lake, which includes the electrician to connect with SWFWMD.

c) Vendor selected - Hawkins - update pending.

d) If viable, board was going to reopen the bid process to resod the ground. Even if this is at greater expense due to lack of heavy equipment, it is the HOA responsibility to maintain to minimum viable standard.

2025 budget /assessment:

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

Resolve: To approve the 2025 budget at \$720/unit/year via quarterly payments of \$180.

Hurricane standards

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

Resolve: To approve the standards as presented.

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5. Adjournment

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

Resolve: To adjourn the meeting at 7:54PM.

Prepared by Manager on Behalf of Secretary