

# THE ESTUARY

HOMEOWNERS ASSOCIATION, INC.

## Board of Directors Meeting

August 5, 2025 at 6:30PM

zoom

### Meeting Minutes

#### 1. Call to Order

Nikki Feliz called the meeting to order at 6:35PM. A quorum was achieved with Board Members Nikki Feliz, Paul Meloy, and Colleen Patterson. Proper meeting notice was posted at least seven (7) days in advance. There were two (2) homeowners in attendance.

#### 2. Reading of Unapproved Minutes

**On Motion:** Duly made by Colleen, second by Nikola 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

**Architectural Committee** – looking at fence style approval

**Spirit committee** – Kathy took over flags. Nikki and Colleen are going to look at Christmas décor inventory

**Grounds committee** – Phase 1 beautification is complete for \$396

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

**Resolve:** To approve \$800 for equipment to maintain pond areas.

**Finger lake** – expenses exceed \$24k electric + \$5k sod, + equipment – maybe need short term loan

#### 5. Owners Comments

#### 6. Adjournment

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

**Resolve:** To adjourn the meeting at 7:10PM.

---

Prepared by Manager on Behalf of Secretary