

# THE ESTUARY

HOMEOWNERS ASSOCIATION, INC.

## Board of Directors Budget Meeting

October 28, 2025 at 6:30PM

Riverview Regional Library, 9951 Balm Riverview Rd Riverview FL 33569

### 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, Joli Turner, and Colleen Patterson. Proper meeting notice was posted at least fourteen (14) days in advance. There were two (2) homeowners in attendance.

#### 2. Reading of Unapproved Minutes

**On Motion:** Duly made by Colleen, second by Nikki 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** – will look at updating the carriage lighting specifications to include soffit permanent landscape lighting in accordance with the holiday restrictions for colored lighting and a maximum lumen recommendation.

**Spirit committee** – needs volunteers

**Grounds committee** – needs a chair and volunteers

**Finger lake** – expenses exceed \$24k electric + sod and irrigation.

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

**Resolve:** To approve utilizing excess operational funds for this project

#### Budget

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

**Resolve:** To approve the budget as presented.

#### 5. Owners Comments

There was discussion about street parking which any restrictions are unenforceable as they are county streets. Homeowners were advised to contact county code enforcement for a vehicle they believed was inoperable and parked on the street.

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## 6. Adjournment

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

**Resolve:** To adjourn the meeting at 7:25PM.

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Prepared by Manager on Behalf of Secretary