

Estuary Homeowners Association, Inc.

Annual Meeting

Meeting Minutes

November 6, 2013

Directors in Attendance

Betty Valenti President

Alba Sanchez, LCAM SouthShore Property Management

Lou Paul, LCAM

Directors Not in Attendance

Chloe Firebaugh Secretary/Treasurer

Chris Santoro Vice President

Call to Order

The meeting of the Board of Directors held at the Gardensville Recreation Center, 6219 Symmes Road, Gibsonton, FL was called to order at 5:45pm by Betty Valenti.

Proof of Meeting Notice

The meeting notice was mailed to all unit owners October 23, 2013.

Establishment of Quorum

Being that a majority of the membership were present at the meeting either in person a quorum was established. or via proxy

Previous Meeting Minutes

Minutes from the previous Annual Meeting was read by Betty Valenti. Motion to approve was made by Lisa Whisby, Second: Mia Brown. Outcome: Motion Carried Unanimously

Financial Update

Lou Paul provided a financial update to the Members in attendance.

New Business

Motion was made to rollover excess funds from 2013 to 2014 was made by Craig Fawcett , Second: Brian Townsend. Outcome: Motion Carried Unanimously

Adjournment

Being no further business was presented a motion to adjourn was made by Jennifer White, Second: Craig Fawcett at 6:55 pm.

Minutes submitted by Lou Paul, LCAM, Southshore Property Management

**The Estuary Homeowners Association, Inc.
Board of Directors
Written Consent in Lieu of Organizational Meeting**

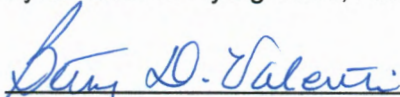
The undersigned, being all of the members of the Board of Directors of The Estuary Homeowners Association, Inc., a Florida not for profit corporation ("Corporation"), hereby consent to, authorize, adopt and approve the following corporate actions and resolutions by written consent in lieu of a meeting of the Board of Directors of the Corporation pursuant to Florida Statute 617.0821.

WHEREAS, Florida Statute 617.0821 authorizes the Board of Directors to take an action without a meeting if a consent in writing setting forth the action so taken is signed by all the members of the Board of Directors and such consent is placed in the minute book of the Association. Any action so approved shall have the same effect as though taken at a meeting of the Board of Directors;

WE THEREFORE RESOLVE that a letter of termination providing thirty (30) days' notice will be given to SouthShore Hospitality Management, LLC (d/b/a) SouthShore Property Management in the manner set forth in the management contract.

WE FURTHER RESOLVE to enter into a contract with Premier Community Consultants, Inc. for community management services effective November 15, 2013.

By affixation of my signature, I do hereby affirm the aforementioned actions:

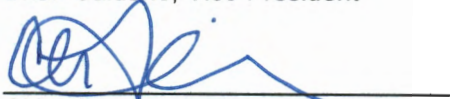


Betty D. Valenti, President

Oct. 28, 2013



Brian Saldano, Vice President



Chloe Firebaugh, Secretary/Treasurer