

**The Estuary Homeowners Association, Inc.
Meeting of the Board of Directors
July 21, 2014 at 6:00 p.m.**

Location – on site at 11419 Sand Stone Drive Riverview, FL 33569

Call to Order

Meeting was called to order at 6:05 p.m. by Betty Valenti, President.

Proof of Notice

Notice was sent to all Board members and a postcard mailed to all owners of record at least 7 days prior to the meeting.

Proof of Quorum

Present – Directors Firebaugh, Soldano and Valenti.

Approval of Minutes

Director Firebaugh read the minutes from 04/21/14. **Motion (Valenti) Second (Firebaugh) to approve as presented. Motion Carried by Unanimous Consent.**

Review of Meetings re: types of meetings, participation, agenda items etc.

Doug Christy, the Association's attorney reviewed the types of meetings, owner participation, owner decisions versus Board decisions, etc. Participants had an opportunity to ask questions.

Financial Report

Pam Washburn summarized the financial statements from 06/30/14,

Reports from Committees, Officers and Manager

Managers' Report is attached.

Unfinished Business

1. Petition for establishment of Streetlight District – volunteers – Director Valenti explained that the County needs 1 more contract for the lights finalized and then the petition will be prepared. Need 51% of all owners to sign the petition before it can go in front of the Board of County Commissioners. The advantages were explained. Volunteers will be needed to go door to door to collect signatures. M/I Homes will sign petition for their lots. Needs to be completed before the end of the year.

New Business

1. ARC appeals – discussion ensued regarding kick plates on screened lanais. **Motion (Firebaugh) Second (Soldano) to grant a variance for those installed on Lots 4-02, 5-09, 7-11 and 8-47 and to approve new submittals by written consent in lieu of meeting until next revision of the Community Standards. Motion Carried by Unanimous Consent.**
2. Review grounds maintenance contract re: performance issues – comments and discussion between Board members and managers. Director Valenti explained the most recent meeting onsite with the account rep. Jack Washburn reviewed the results of the last inspection after his review onsite with the account rep and area manager. **Motion (Firebaugh) Second (Soldano) to terminate the contract with Austin Outdoors the end of August and hire Green Expectations subject to their prior bid price and availability to assume the contract. Motion Carried by Unanimous Consent.**
3. Review communications options – Director Valenti and Pam Washburn explained the different options available. Documents will need amended, owners will need to complete a form and the management contract will change for upcoming year.
4. Procedure to convert fines to assessments – Doug Christy explained that once monetary fines reach \$1,000, the Board needs to convert it to an assessment in order for the Association to collect it as part of a lien against the property. This will be added to future agendas.
5. Interest in Neighborhood Watch – Need volunteers.
6. Reserve Study – **Motion (Firebaugh) Second (Soldano) to approve the conducting of a reserve study at a cost not to exceed \$2,400.** Pam Washburn explained the purpose of the reserve study and Director Valenti explained that the developer has set up minimal reserves from the very beginning. In the packet for the budget we will show fully funded reserves. We will notice the Annual Members' Meeting for the same evening so owners can vote on the level of reserve funding. **Motion Carried by Unanimous Consent.**
7. **Motion (Firebaugh) Second (Soldano) to order the No Soliciting sign for each home. If owners wish to use them, they shall be installed on the door. Motion Carried by Unanimous Consent.**
8. Discussion ensued on amenity lot fences installed incorrectly. There is supposed to be the step down panel and 2 4' tall panels on the side.

before turning the corner to the 4' panels along the rear lot line. Management was requested to review all fences on amenity lots and send violation letters. **Motion: (Soldano) Second (Firebaugh) to grant a variance for all fences on amenity lots to allow the step down and 1 additional 4' tall panel on the side. New submittals will be handled by written consent until the next re-write of the Community Standards. Motion Carried by Unanimous Consent.**

9. **Motion (Firebaugh) Second (Valenti) to appoint Committees as follows:**

Architectural Control – Chris Higgins, Gerald Armendariz, Gordon Cazella and Jorge Hernandez.

Covenants Enforcement – Brian Townsend, Jeremy Crouse, Theresa Cross and Stewart Conover.

Spirit – Kris Barney, Lauren Smith and Jennifer Wyatt. Motion Carried by Unanimous Consent.

10. Waive late fee – discussion ensued and Board members were unwilling to make a motion to waive the fee

Adjourn

There being no further business to properly come before this meeting, it was adjourned at 7:58 p.m. by **MOTION: (Firebaugh), Second (Soldano). Motion Carried by Unanimous Consent.**

Respectfully submitted,

Chloe Firebaugh, Secretary