

## NOTE BY ALAN BROWN

Board of Directors Meeting  
July 18th, 2024 at 6:30PM  
Riverview Public Library  
9951 Balm Riverview Rd.  
Riverview, Florida 33569

### Agenda

#### Call to Order

- Verify Quorum  
---Niki Feliz, Paul Meloy, Melissa Muze present
- Verify Timely Notice of Meeting  
---Posted on Ground boards but not on web site.
- Approval of Minutes (Coming out soon)  
--- Minutes are not published until after the next meeting when approved. That is usually three months later with quarterly meetings.

#### Reports

- Monthly Financials  
--High balance for June at \$403,707
- Management Reports  
--Lot of education presented for how process works.
- Architectural Committee  
--No report
- Spirit Committee  
--No report.  
--However, storage shed was re-assigned to Director Muse and she has key.
- Grounds Committee  
--No report

-----One owner stated that attendance at HOA meetings are required for chair persons and reports would help get BOD informed and community energized.

-----There was a question of how people are appointed to committee and answer was volunteer.

#### Old Business

- Recorded Resolutions Regarding Community Standard Vote  
--New BOD confused issue with Declaration. Previous and proposal ONLY deals with Community Standard. Legal council confused issues.  
--Initial Jan 2022 Resolution stated only Community Standards [CSRes.pdf \(friendsoftheestuary.com\)](#)  
--Recension Sep 2023 vote of the people [CSResend.pdf \(friendsoftheestuary.com\)](#)  
--Proposed reinstatement of democratic process [CSPropose.pdf \(friendsoftheestuary.com\)](#)  
--Vote on trees was after the vote was taken away.
- Playground Maintenance  
--Swing pads and more playground quality mulch being considered. Maybe  
--handicapped ramp
- Upgrades at Finger Lake

--One homeowner voiced attempts to improve Finger Lake. Grass is beginning to

grow in. First time mention of improvements other than grass. Ground cover mentioned by on person. Seeking Florida-adaptable plants, etc. Electricity for irrigation mentioned as very expensive and a long process.

#### New Business

- Nonc

#### Adjournment

- Next Meeting: Annual Member Meeting — October 17t", 2024, at 6:30PM. Budget

#### Meeting Immediately Following

- Homeowner Comments

-- A homeowner brought up the increase of quarterly dues that the last board instituted. It was asked of the new board if the dues would be rolled back. The previous board increased the assessments not for the reserve account but for the two things; \$8500 for the cameras and a very expensive aquatic company which would cost \$9000 more. That would be \$18,000 more and it seemed like it was rounded. Annual dues based on \$165 per quarter in 2023 brought in \$172,000 but the expenditures were only \$151,000. This increase of \$25 per quarter or \$190 total per household will result in an annual income of \$199,000. The reserve account is funded at 108% currently. [2023Reserve Study.pdf \(friendsoftheestuary.com\)](#) It was suggested more money from the increase this year may be put into the reserve fund and reduce the assessments to \$165.