



Board Meeting
North River Estates Community Association, Inc.

A Meeting of the Board of Directors of North River Estates Community Association, Inc., was held on Thursday, December 12, 2019 at the Clubhouse, 7001 36th Street E., Ellenton FL, 34222.

The meeting was called to order by President David Muye at 3:01 pm.

Directors present were David Muye, Thomas Townsend, Rich Houtz, Peggy Bader and Bill Chamberlain, constituting a quorum of the authorized number of directors for North River Estates Community Association, Inc. Also present, was Rosie Reece, CAM of C&S Community Management Services, Inc., AAMC, kept the record of the meeting.

Rich Houtz, Secretary announced that Board members have been notified and notice was properly posted on the property in advance of the meeting, and that a quorum was present.

A motion was duly made by Peggy Bader and seconded by Rich Houtz to approve the October 17, 2019 minutes as photocopied and presented. Motion was passed 5-0.

A motion was duly made by Peggy Bader and seconded by Rich Houtz to approve the November 14, 2019 Organizational minutes as photocopied and presented. Motion was passed 5-0.

Treasurer's Report

The Financial report and balance sheet were presented by Peggy Bader and discussion held. A Motion to accept the financial report by Thomas Townsend. Seconded by Bill Chamberlain. Motion was passed 5-0

Presidents Report Committee Reports

- Budget & Finance - Expenditures are right on target.
- Capital Projects – As of now the only expense we have is for the generator
- Facilities & Grounds
- Community workday - will be announced in the near future.
- Emergency Preparedness
- Contracts

Old Business:

- HOA assessment - coupon books and one-time special assessment statement should be next week as they are mailed directly from the bank.
- Consent to Publish – We are still missing a few consent to publish forms from owners.
- Air Conditioning Service Contract – Contract will be signed by Board President and submitted to Veteran Air.
- Developer signs on Mendoza Rd – Manager to contact Attorney to draft letter and submit for Board review.

- Construction approvals – Tabled until next meeting
- Community resident information – We will be following up with residents to submit their information forms as a few are missing.
- Violation Letters/Compliance Log – Manager to contact Mel and inform her a Board member would like to ride with her. Manager to submit compliance log listing all violations to the Board for review.
- Committee discussion – As of December 12, 2019 no one signed up to participate in a committee discussion.

New Business:

Pool Heater - David Muye explained various options for the pool heater. After analyzing the various pricing and warranty information the Board decided to go with Aqua Cal 135 7yr warranty with a 1 year warranty trough LaPensee Pools. A Motion to accept the quote of \$5065 by David Muye. Seconded by Thomas Townsend. Motion was passed 5-0

Insurance – The Board explained they will not be financing the insurance, it will be paid lump sum due to it being cost effective and not having to pay all of the interest fees. The Board added a workman's Compensation policy as it will be beneficial to the Association. The yearly amount of the policy is \$644. A Motion to accept the workman's compensation policy by Thomas Townsend. Seconded by Rich Houtz. Motion was passed 5-0

Document Approvals – Attorney submitted final draft documents to the Board for review, once approved the Attorney will submit to Manatee County to be recorded.

Colony Cove Construction Damage - Colony Cove construction located on the south property line has continued to encroach on the side of North River Estates property line. Debris is deposited on North River Estates side and elevation changes to enhance their properties. The Association no longer have a pathway to the pond dam. Manager made numerous calls to code enforcement, spoke with Michael he will investigate and submit a report.

Email notices – The board spoke about updating and keeping their current website up to date. In order do so all information will be transferred from their current webhost go daddy to big fish. A Motion to accept the change in webhost by Bill Chamberlain. Seconded by Rich Houtz. Motion was passed 5-0

No further business coming before the meeting, upon motion duly made, seconded and carried the meeting was adjourned

Respectfully Submitted,

Rosie Reece, CAM

Association Manager

North River Estates Community Association, Inc.