



January 16, 2020 Special Board Meeting

North River Estates Community Association, Inc.

A Special Meeting of the Board of Directors of North River Estates Community Association, Inc., was held on Thursday, January 16, 2019 at the Clubhouse, 7001 36th Street E., Ellenton FL, 34222.

The meeting was called to order by President David Muye at 3:00 pm.

Directors present were David Muye, 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 Alexia Gamundi, CAM of C&S Community Management Services, Inc., AAMC,

Thirty-Six (36) Homeowners were in attendance.

Board of Directors Secretary, Richard Houtz 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.

President David Muye reported on the Clubhouse Power Generator which has not been operational for some time. Recent service found need to replace the transfer switch which will cost \$3600.00. Motion by Rich Houtz, second by Peggy Bader to proceed with the repairs.

President David Muye opened the meeting introducing Alexia Gamundi recently appointed new Community Association Manager with C&S Community Management Services, Inc.

Alexia Gamundi addressed the Board and the assembled Homeowners outlining her background and committed to be available to all to address any issues or concerns of the Board and Homeowners.

The floor was open to Homeowners for questions:

- How do homeowners make contact with Ms. Gamundi?
 - C&S Office phone number: (941) 758-9454 ext. 124
 - E-Mail: agamundi@cscmsi.com

- Question regarding signs and damage on the NRE property by the new Colony Cove. NRE Board will arrange for the restoration or the damage. No trespassing signs will be installed.
- Appreciation was expressed to the BOD for facilitating the removal of the “Sales Signs” on Mendoza and Victory Road sides of the property.
- Concern about the sales office that is still operating in the community is in process of being addressed.
- Question regarding dead vegetation in preserve areas adjacent to homeowner’s property. Caution by BOD that any changes within the Preserve Area is forbidden.
- Concern expressed regarding grass clippings going into the ponds causing contamination.

Meeting Adjourned,3:20 pm.

Respectfully Submitted,

Richard G. Houtz

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Secretary, BOD

North River Community Association, Inc