



Minutes, NRE Board Meeting June 11, 2020

North River Estates Community Association, Inc.

A Meeting of the Board of Directors of North River Estates Community Association, Inc., was held on Thursday, June 11, 2020 at the Clubhouse, 7001 36th Street E., Ellenton FL, 34222.

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

Directors participating: David Muye, Thomas Townsend, Peggy Bader, Richard Houtz, constituting a quorum of the authorized number of directors. Also present, 22 homeowners in the Clubhouse.

All Board members and Residents have been notified by e-mail. Notice was properly posted on the property in the Clubhouse. Announcement was made that a quorum was present.

The minutes from the May 14th, 2020 BOD meeting were distributed to the Board. A motion was made by Mrs. Bader and seconded by Mr. Townsend to approve minutes as written. Motion carried.

President Comments:

- Mrs. Bader donated Gift Card used for lock to office door
- New Clubhouse Air Conditioning units working well.
- Tom Townsend doing routine maintenance on AC units
- Thank you to Jeff Albright for Clubhouse cleanup
- Review "Yard Dots" procedure to avoid use of weed-killer.

Treasurers Report:

- Reviewed the end of April Financial Report outlining the categories that were over and under the expected budgeted amounts. Overall costs are over budget \$7600 YTD.
- Motion to accept the April Financial Report by Mr. Houtz, seconded by Mr. Townsend. Motion carried.

Budget and Finance Committee: No Report

Capital Projects Committee: No Report

Facility & Grounds Committee: No Report

Emergency Preparedness Committee: No Report

Architectural Review Committee: No Report

Old Business:

- NRE Website:
 - Jerry S, the webmaster is working with Big Fish to populate the pages with photos and text.
- Manatee County Neighborhood Enhancement Grant – Will submit application for a outdoor message board near Mail Box
- ARC Approvals: - No Approvals at this time.
 - ARC Guideline Document – Adoption tabled till next BOD meeting
 - Request for Homeowners to volunteer for ARC Committee

New Business:

- Propane Leak, \$1498 to repair, primarily for running generator which powers Clubhouse and pool. An asset in event of a long-term power outage the Clubhouse can be a “Recovery Shelter”, but not a “Storm Shelter” for emergency cooking, Hygrine, and cool-off relief.
- Pool awnings need repair, new cloth and electrical repair.
- Lot 84 Set-back Concern has an agreed resolution.
- Decorative Flags vs. Political Signs
 - Decorative signs should be within landscaped areas.
 - Political signs allowed 90 days prior to election.

Community Comments:

- May be possible to have a community wide Backflow inspection. (tabled)
- USA Flag should be lighted at night, Proper Flag display should be observed.
- Questioned need for Generator and expense to maintain.
- Steve Simson volunteered to treat for Fire Ants.

Motion for adjournment 4:01 pm, motion by Mr. Houtz, 2nd by Mr. Townsend. Motion carried.

Respectfully Submitted,

Richard G. Houtz

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Secretary,

North River Estates Community Association, Inc.