



Minutes, NRE Board Meeting, May 14, 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, May 14, 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, Bill Chamberlain, Richard Houtz, constituting a quorum of the authorized number of directors. Also present, four homeowners in the Clubhouse and approximately 10 homeowners present via the Internet.

All Board members and Residents have been notified and notice was properly posted on the property in the Clubhouse and to all Homeowners via e-mail in advance of the meeting, and that a quorum was present.

The minutes from the March 12th, and April 21st BOD meeting were distributed to the Board. A motion was made by Mr. Houtz and seconded by Mr. Muye to approve minutes as written. Motion carried 5-0

Treasurers Report:

- Reviewed the end of March Financial Report outlining the categories that were over and under the expected budgeted amounts. Overall costs are under budget.
- Motion to accept the March Financial Report by Mr. Townsend, seconded by Mr. Chamberlain. Motion carried 5-0.

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

Mediation Committee: No report.

Old Business:

- NRE Website:
 - Basic outline complete, Jerry S, the webmaster is working with Big Fish to populate the pages with photos and text.
- Violation Letters:
 - C&S continues to make errors on violation letters.
- Manatee County Neighborhood Enhancement Grant – No Report
- ARC Approvals:
 - Lot 6 - Additional irrigation and Sod placement in rear yard - Approved
 - Lot 6 – Add drain pipe and catch basins - Approved
 - Lot 21 – Resurface and paint Driveway - Approved
 - Lot 29 – Trim Invasive plant in Preserve, add sod and irrigation to stabilize bank - Approved

- Lot 32 – Replace Sod in Front and side of house - Approved
- Lot 35 – Plant Palm Tree, extend planting beds & Border - Approved
- Lot 38 – Paint Door Add Screen door, replace front light fixture, Add landscaping to 71st Ave side and in front of Shed on 35th street side - Approved
- Lot 51 – Paint Front door - Approved
- Lot 51 – Add Lattice screen to Carport – Approved
- Lot 51 – Plant Norfolk Pine, add planting bed in rear. – Approved (with condition that Homeowner be aware and agreement to remove tree if due to size and or impact on swale the tree must be removed).
- Lot 57 – Replace Sod and repair sprinklers – Approved
- Lot 62 – Place 3 planters on Rear Patio – Approved
- Lot 62 – Install planting bed, Edging, and Birdbath in Rear – Approved (Edging is a concern due to shallow installation that can be damaged by Community Landscaping mowing)
- Lot 89 – Remove/replace two trees in front and side lot, add ferns – Approved
- Lot 90 – Trim preserve trees in rear of house – Approved
- Lot 91 – Replace front Landscaping, add curbing – Approved
- ARC Guideline Document – Adoption tabled till next BOD meeting

New Business:

- C&S Management Issues
 - Frequent errors by community management company continue.
 - Several other Management companies have been contacted.
 - Several have not responded
 - Associa Gulf Coast has submitted a Draft Proposal which as written, could lead to higher cost. Further investigation needed.
 - Going alone without a Management company will be investigated as well.
- Swale and Preserve Policy
 - SWFWMD (Southwest Florida Water Management District) requires permit and inspection: Proper maintenance of Swales, and Detention Ponds are required.
 - Policy Guidelines were sent to all Homeowners. Plan to vote on policy at next BOD meeting.
 - Records with SWFWMD are revised to show NRE Community Association as owner.

Community Comments:

- Concern with thorough and consistent mowing and trimming continues.
- Current Landscaping Contract is under review.

Motion for adjournment 3:43 pm motion by Mr. Townsend, 2nd by Mrs. Bader. Motion carried.

Respectfully Submitted,

Richard G. Houtz

Richard Houtz

Secretary,

North River Estates Community Association, Inc.