



Minutes, NRE Board Meeting October 15, 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, October 15, 2020 at the Clubhouse, 7001 36th Street E., Ellenton FL, 34222.

The meeting was called to order by Mr. Muye at 5:59 pm.

Directors participating: David Muye, Thomas Townsend, Peggy Bader, Bill Chamberlain, Richard Houtz, constituting a quorum of the authorized number of directors. Also present, 18 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.

The minutes from the September 10th, 2020 BOD meeting were distributed to the Board. A Motion by Mr. Houtz, 2nd by Ms. Bader to wave reading of the minutes. Motion Carried 5-0

Motion by Mrs. Bader to approve minutes, Mr. Chamberlain second, Motion carried. 5-0

President Comments:

- Residents are invited to participate in the discussion at this meeting regarding the pending change in Management Company for North River Estates.
- As of October 1st, Lawnmowing will be on every other week schedule.
- Homeowners are encouraged to fill out their Proxy for the November Membership meeting scheduled for 7:00 pm, November 12, 2020.
- Reminder that the BOD has a Workshop every Wednesday from 9:00-11:00 am. All Homeowners are welcome to attend and discuss issues or concerns with the Board.
- There are no new candidates for the two Director positions so no vote will be held at the November 12th Annual Homeowners Meeting

Treasurers Report:

- Reviewed the end of August Financial Report outlining the categories that were over and under the expected budgeted amounts. Overall costs are under budget \$2,200.00 YTD.
- Motion to accept the July Financial Report by Mr. Townsend, 2nd Mr. Chamberlain. Motion carried. 5-0

Committee Reports:

Budget and Finance Committee: No Report

Facility & Grounds Committee:

- Community Cleanup Day on Monday, Oct 12 was a success.
 - Cleanup and trimming around Clubhouse
 - Cleanup around two entrance Signs
- Another Cleanup Day planned for November 9th.

Capital Projects Committee: No Report

Emergency Preparedness Committee: No Report

Architectural Review Committee: No Report

Old Business:

- Architectural Review Committee:
 - Lot 58, Paint Side Door – Approved 5-0
 - Lot 62, Install Rain collection Barrel – Approved, 5-0

New Business:

- Management Contract with C&S Management,
 - Discussion was held on the present management contract.
 - Motion to terminate the management contract with C&S Management as per the contract effective Close of Business on December 31, 2020. Motion by Mr. Muye, 2nd Mr. Chamberlain. Motion carried 5-0
- Management Contract with Newby Management
 - Review and discussion of key elements of proposed Contract from Newby Management
 - Motion to approve management contract with Newby Management as presented to begin on January 1, 2021. Motion by Mr. Muye, 2nd Mr. Townsend. Motion carried 5-0

Community Comments:

- Manatee County Neighborhood Enhancement Grant Approved for \$943.41
- Ants in the mailboxes need to be treated.
- Reminder to fill out Proxys and return to office or a BOD member prior to November 12th meeting.

Motion for adjournment 6:46 pm, motion by Mr. Townsend, 2nd by Mr. Chamberlain. Motion carried. 5-0

Respectfully Submitted,

Richard G. Houtz

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Secretary,

North River Estates Community Association, Inc.