



## Minutes, NRE Board Meeting September 10, 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, September 10, 2020 at the Clubhouse, 7001 36th Street E., Ellenton FL, 34222.

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

Directors participating: David Muye, Thomas Townsend, Peggy Bader, Bill Chamberlain, Richard Houtz, constituting a quorum of the authorized number of directors. Also present, 16 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 August 13<sup>th</sup>, 2020 BOD meeting were distributed to the Board. A motion was made by Mr. Houtz, 2<sup>nd</sup> seconded by Mr. Townsend 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:**

- Board of Directors Meetings have been open with no restrictions due to Covid-19.
- Masks will be required for the November Homeowners meeting and Election due to the anticipated number of homeowners expected to attend.
- Temporary repairs to the Pool filters made Monday Morning to allow the pool available for the Labor Day Clubhouse event.
- Mowing concerns in the community have been difficult due to continual rain and wet turf issues. Damage has been minimal and temporary.
- Two Director positions will be open for November 12<sup>th</sup> Annual Homeowners Meeting

#### **Treasurers Report:**

- Reviewed the end of July Financial Report outlining the categories that were over and under the expected budgeted amounts. Overall costs are under budget \$1,781.00 YTD.
- Motion to accept the July Financial Report by Mr. Houtz, 2<sup>nd</sup> Mr. Townsend. Motion carried. 5-0

#### **Committee Reports:**

Budget and Finance Committee:

- 2021 Budget on agenda for later in meeting

Capital Projects Committee: No Report

Facility & Grounds Committee:

- Continue to evaluate replacement of Hot Water Heater for Clubhouse
- Hot Water Heater must be replaced. Evaluating tank vs. tankless types.

Emergency Preparedness Committee: No Report

Architectural Review Committee: No Report

**Old Business:**

- Architectural Review Committee:
  - Lot 18, Install condenser for Cooling Lanai Area– Approved 5-0
  - Lot 39, Remove dying Palm Tree – Approved, 5-0
  - Lot 45, Add landscaping area along new patio. Approved, 5-0
  - Lot 57, Enlarge Lanai area to include patio area. – Approved 5-0
  - Lot 88/89, Trim plants in rear over property – Approved 5-0
- Management Discussion:
  - Communication and day to day operation with current management continues to be an issue and concern.
  - Hybrid Management being discussed. Meeting planned for further investigation. No final decision.

**New Business:**

- 2021 Budget,
  - Proposed Budget based on \$110.00 Monthly Assessment.
  - Substantial Insurance Increase expected, Increase Management expense
  - Motion to approve 2021 budget as presented to include a \$110.00 monthly (\$1320 annual) assessment was presented by Mr. Muye, 2nd Mr. Houtz. Motion carried 5-0

**Community Comments:**

- Additional trimming needed on Pond 502
- Piles of Brush need cleanup along Mandozza Road
- No trespassing signs on property line

Motion for adjournment 3:29 pm, motion by Mr. Townsend, 2<sup>nd</sup> by Mr. Chamberlain. Motion carried. 5-0

Respectfully Submitted,

*Richard G. Houtz*

Richard G. Houtz

Secretary,

North River Estates Community Association, Inc.