



## Special Board Meeting Minutes

### North River Estates Community Association, Inc.

A special meeting of the elected directors of the North River Estates Community Association, Inc was held on Thursday, December 9, 2021 at the Clubhouse, 7001-36<sup>th</sup> Street E, Ellenton, FL 34222.

The meeting called to order by President, Tom Townsend at 3:00 p.m.

Present were: Tom Townsend, Peggy Bader, Kathryn Mellott and Bill Chamberlain. Jeff Albrecht was excused.

#### **President Comments by Mr. Townsend:**

**Mrs. Bader** reported that all board members were properly notified and a notice posted on Dec 6, 2021. A quorum is present.

Mrs. Mellott, Secretary read the minutes from the October 14, 2021 BOD meeting. Mrs. Mellott made a motion to approve the minutes, 2<sup>nd</sup> by Mr. Townsend. Motion to approved assed 4-0.

**Mrs. Bader, Treasurer** present the month-end financial report for October 31, 2021. Mrs. Bader presented the Balance Sheet and we ended the month under budget. Mr. Townsend made a motion to approve the October financials, 2<sup>nd</sup> by Mr. Chamberlain. Motion passed 4-0.

#### **Committee Reports:**

- Budget & Finance – None
- Capital Projects – None
- Facilities & Grounds - None
- Architectural Review – None

#### **New Business:**

- Mrs. Mellott presented the ARC requests: Lot #2 carport lattice, Lot #21 painting exterior doors, Lot #63 roof replacement, Lot #84 white window shutters, Lot #95 flag pole and Lot #96 install screens & screen door on existing enclosed back porch. Mrs. Bader made a motion to approve these ARC requests, 2<sup>nd</sup> by Mr. Chamberlain. Motion passed 4-0.
- Mrs. Bader announced that our Welcome letter went out to Lot #70 Gordon and Marie Charette.
- Mrs. Mellott read the minutes from the Annual Membership & Organizational Meetings. No corrections noted. Minutes will be formally approved at the November 2022 Membership & Organizational Meetings.
- Mr. Townsend gave an update on the pool upgrade and refurbishing project and the difficulty of getting quotes from contractors.

## **Special Board Meeting Minutes**

**December 9, 2021**

**Page 2**

### **New Business continued:**

- Mrs. Bader presented the draft of the Special Assessment letter that would be sent to residents two months prior to asking for the assessment to be paid. Still working with Newby Management to finalize the process of collection.
- Mr. Townsend discussed the recent loss of equipment stored in the clubhouse open area. He stated that extra locks were purchased and installed on all vinyl gates going into the clubhouse grounds.

### **Resident Comments –**

Annual Community Garage Sale - Lot #55 brought up the need to have more signage around the community so buyers know that there are multiple streets within the community. This will be brought to the attention of the social committee that handles the community garage sale.

Also, note that one (1) garage sale per year is allowed by a lot owner in addition to the annual community sale.

### **Adjournment –**

Motion to adjourn made by Mrs. Bader, 2<sup>nd</sup> by Mrs. Mellott. Motion passed 4-0 at 3:40 pm.

Respectfully submitted by:

Peggy J. Bader

Next meeting scheduled for Thursday, January 13, 2022.

Minutes approved on 13<sup>th</sup> of January, 2022.