



## **2020 Annual Membership Meeting**

**November 12, 2020**

### **North River Estates Community Association, Inc.**

A Meeting of the Membership of North River Estates Community Association, Inc., was held on Thursday, November 12, 2020 at the Clubhouse, 7001 36th Street E., Ellenton FL, 34222.

The meeting was called to order by Mr. Muye at 7:02 pm. Request all attendees conform to Covid-19 Guidelines by wearing a Mask and maintaining social distance.

Thirty-Nine (39) Proxys received plus Ten (10) Homeowners in attendance without Proxys totaling 49 eligible votes constituting the required quorum. (25% of Lot-owner/members required of total 97 lots)

Twenty-Five (25) Member/Lot owners signed in as in attendance plus the 5 BOD members totals 21% of Clubhouse posted capacity of 140, which is within Covid-19 Guidelines.

Directors participating: David Muye, Tom Townsend, Peggy Bader, Bill Chamberlain and Richard Houtz.

All Board members and Residents have been notified by USPS and e-mail. Also notice was properly posted on the property in the Clubhouse.

The minutes from the November 14, 2019 Annual meeting were read by the Secretary. Motion by Mrs. Bader to accept the November 14, 2019 minutes, Mr. Townsend second, Motion carried by unanimous show of hands.

#### **President's Comments:**

- Mr. Muye reviewed the various issues and accomplishments by the BOD in 2020.
- Numerous Homeowners and Board Members were acknowledged for individual efforts and participation in Organized Community workdays.

#### **Treasurer Report:**

- Mrs. Bader reviewed the Financial Report through November 12, 2020

## **New Business:**

- Certified Letter has been sent to C&S Management today (11-12-2020) giving 30-day notice that effective December 31, 2020 notice of termination of the contract between North River Estates and C&S Management.
- Agreement between North River Estates Community Association and Martin Newby Management Corp., Inc. doing business as Newby Management will be effective January 1, 2021
- Vote to carryover excess membership income from 2020 to 2021.
  - Motion to approve, seconded, Approved by majority vote show of hands.
- Appointment of two new Board of Directors members. (No Homeowners submitted their name for consideration for the Two open positions on the Board of Directors. According to the Bylaws, the two current BOD members retain their positions for the next two-year term.

## **Owners Comments:**

- No owner comments from the floor.

Motion for adjournment 7:46 pm, motion by Mr. Houtz, 2<sup>nd</sup> by Mr. Townsend.  
Motion carried by show of hands.

Respectfully Submitted,

Richard Houtz

Secretary

North River Estates Community Association, Inc.