



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, April 14, 2022 at the Clubhouse, 7001-36th Street E, Ellenton, FL 34222.

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

Present were: Tom Townsend, Kathie Mellott, Peggy Bader & Jeff Albrecht

In Attendance/or Excused: Erick Hollick

President Comments by Mr. Townsend: Pool repair work needing to be done (flow meter) meeting LePensee technician tomorrow (4/15). He also mentioned that we are having trespassing issues with residents of Colony Cove located on the south end of our community. Meeting with Colony Cove Manager is scheduled for Monday, Apr. 18th to resolve boundary lines.

Mr. Townsend then announced the appointment of Mr. Erik Hollick to the BOD. Mr. Hollick has already completed the BOD Certification course. A motion to accept Mr. Hollick was made by Mr. Townsend, 2nd by Mrs. Bader. All approved 4-0

Mr. Albrecht, Secretary reported that all board members were properly notified by notice and agenda post on property Apr. 12th and via email sent Apr. 13th to lot owners. A quorum is present. The board had not previously reviewed the minutes of the Mar. 10th BOD meeting; therefore, Mr. Albrecht read the minutes. There being no corrections, a motion to approve the minutes made by Mrs. Bader, 2nd by Mr. Hollick. All approved 5-0.

Mrs. Bader, Treasurer presented the month-end financial report for Feb. 28, 2022. We ended up under budget for the month by \$440.12 (actually \$40.08 since Mar pool service payment \$400 was missed) and YTD under budget by \$2,024.96 (less \$400 = \$1,624.96). The Balance Sheet was posted on community property Mar. 25th along with a monthly recap. A motion to approve the Feb. financials was made by Mr. Albrecht, 2nd by Mr. Townsend. All approved 5-0

Committee Reports:

- Budget & Finance – Mrs. Bader stated that the Collection of the Special Assessment began April 1st, and will have an update on the collection once the April 30th financials are received in May.
- Capital Projects – Mr. Townsend gave an update on the pool, deck resurfacing. Aqua Doc Pool Clinic accepted the addendum that was prepared by our attorney, Mr. Weller. Initial deposit of \$15,500 was paid on March 14, 2022. Work to begin end of September.
- Facilities & Grounds - Mr. Townsend stated that a resident has submitted a proposal to add landscaping to the front of the clubhouse. It is under review by the BOD.
- Architectural Review – None
- Social Committee: Mrs. Bader presented the information provided to her by Mrs. Chamberlain. Mrs. Simpson will now be the contact for the Sunshine Committee. She's looking for one (1)

- Social Committee continued: more resident to assist her and Lorraine Ward. The social committee is taking a summer break with no bingo for June-September. Looking for a coffee hour chairperson. However, there are pool side gatherings planned for Memorial Day (May), July 4th and Labor Day (Sept).
- Website – Mrs. Bader reported that she contacted Big Fish Technologies (Randy) to touch base on updates etc. We have two (2) domains; the main one is NorthRiverEstates.com (Oct.) and NorthRiverEstatesEllenton.com (Jan.) rolls over into NRE. Domain renewals yearly are \$12 each; and the website contract with Big Fish is \$150 a year (Nov).

Unfinished Business: None

New Business –

- ARC approvals presented by Mrs. Mellott.
Lot #5 – new landscaping, Lot #6 – Tree removal in the front yard, Lot #23 – Install flag pole, Lot #26 – Install flag pole, Lot #40 – Landscaping, Lot #63 – Large tree removal & Lot #85 – Install air condenser. Motion to approve all made by Mr. Hollick, 2nd by Mr. Albrecht. All approved 5-0
- Welcome Letters to New Residents: Lot #53 Welcome Letter #1 sent 4/13.
- Mr. Townsend stated that the board took a closer look at the Rules & Regulations specifically section V Pets 5.09 approved Feb. 12, 2020 and determined that the section should be revised as it mentions the pets’ weight (max weight of 45 lbs. each); where as our Amended and Restated Declaration of Covenants, Conditions & Restrictions approved Jan. 9, 2020 under section V Use Restrictions & Covenants 5.09 Animals and Pets does not mention a weight limit. Therefore, Mr. Townsend made a motion to remove the weight limit, 2nd by Mr. Albrecht. All Approved 5-0
- Mr. Townsend stated that it has come to the attention of the board that the community needed a “Concern Form” to report issues or concerns. The form was reviewed and resident will be required to sign, date and give contact information. Form clearly states that “anonymous concerns” will NOT be acted upon. Form will be available on the website and in the clubhouse. A motion was made to accept the form by Mr. Townsend, 2nd by Mrs. Mellott. All Approved 5-0
- Regretfully, Mr. Townsend at the last minute submitted his resignation to the board. Mr. Townsend thanked Mr. Chamberlain for his years of service to the community and made a motion to accept; 2nd by Mrs. Bader. Motion passed 4-0

Resident Comments –

- Lot #89 Q. What’s our reserves? Answer: \$54,930.42 as of 2/28/2022
- Lot #35 commented that the pond is looking much better
- Unexpectedly, Mr. Townsend handed in his resignation letter to the board effective the 27th day of April, 2022. He will continue to assist the board during the transition. Formal acceptance will have to be done at the BOD meeting scheduled for May 12, 2022.

Adjournment – Motion to adjourn made by Mr. Townsend, 2nd by Mr. Hollick at 3:30 pm. Passed 5-0

Respectfully submitted by:

Jeffrey Albrecht, Secretary JA/PJB

Minutes approved on the 12th of May, 2022