



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, February 10, 2022 at the Clubhouse, 7001-36th Street E, Ellenton, FL 34222.

The meeting called to order by President, Tom Townsend at 3:02 p.m.

Present were: Tom Townsend, Kathie Mellott, Peggy Bader and Bill Chamberlain

Excused: Jeff Albrecht

President Comments by Mr. Townsend: Spoke about the pool resurfacing and deck quotes. Average price of the project is coming in at \$38,000. See additional comments below.

Mrs., Bader for Mr. Albrecht, Secretary reported that all board members were properly notified by post on property Feb. 7th, and email sent Feb. 8th to lot owners. A quorum is present. The board had previously reviewed the minutes of the Jan. 13, 2022 BOD meeting. Mr. Townsend made a motion to waive the reading of the minutes, 2nd by Mrs. Mellott. Motion to approve minutes made by Mr. Townsend, 2nd by Mr. Chamberlain. Motion passed 4-0

Mrs. Bader, Treasurer present the month-end financial report for December 31, 2021. We ended up under budget for the year by \$6,487.70; in addition to \$1,656.22 of other income received. The Balance Sheet for December 2022 was posted on community property. Mr. Townsend made a motion to approve the December financials, 2nd by Mrs. Mellott. Motion passed 4-0

Committee Reports:

- Budget & Finance – Mrs. Bader reported that the total excess income over budget at year-end was \$8,143.92; which will be transferred to the reserve fund as per Nov. 11, 2021 membership meeting.
- Capital Projects – Mr. Townsend gave an update on the pool, deck resurfacing. Will continue to look for the best product to serve our needs. Obtained three quotes. Looking for contractor to do both projects with their own crews for better coordination of the project. Will call a special BOD meeting to review and possible vote on a contract. Will call special meeting just for reviewing the project quotes.

Mrs. Bader reported that the Notice RE: Collection of the Special Assessment to fund the capital project will go out in February. Assessment of \$500 (x 97 = \$48,500) will be charged against NRE lot accounts on April 1, 2022. The sample letter along with Newby Mgmt. instructions was presented to BOD.

- Facilities & Grounds - Mr. Townsend decided to table the decision to accept Jack's Landscaping quote on landscaping removal and relocation. Community clean-up scheduled for Wed, Mar. 2.

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Committee Reports continued -

- Architectural Review – none

Unfinished Business:

- Dance Floor - Mrs. Mellott presented the samples of the flooring that the social committee is considering purchasing for the clubhouse. The 15'x15' floor will cost between \$2,100-\$2,400 depending on the choice of wood & color. The committee plans to hold a community garage sale in April to help with the cost of the floor. Several residents are not in favor of having the dance floor; while others welcome the idea. Not in favor of BOD using budget \$\$ to pay for it.

New Business –

- ARC approvals presented by Mrs. Mellott.
Lot #45 – paint driveway
Lot #85 – install flag pole
Motion to approve both requests made by Mr. Chamberlain, 2nd by Mr. Townsend.
All approved 4-0
- Welcome Letters to New Residents: Mrs. Bader stated that one (1) welcome letter was sent to Lot #58 – Janice Lee.
- Air Conditioning Maintenance Contract – Mr. Townsend stated that 3 quotes were received to make two (2) visits per year on three (3) units. Tri-County \$1,050, _____ \$450 and Tropical Air was \$360. None of the quotes included the filters. Motion to accept the Tropical Air bid was made to Mr. Townsend, 2nd by Mr. Chamberlain. Motion passed 4-0

Resident Comments –

- Dog owners not picking up pets' waste. Mr. Townsend suggested taking a picture of the dog owner (who may or may not be a resident of NRE) and dog. If a resident, a violation letter can be sent out to the resident.
- Jack's Landscaping – several complaints about job being done. Mr. Townsend will ask Dale to meet with him and the owner to resolve lawn issues.

Adjournment – Motion to adjourn made by Mrs. Mellott, 2nd by Mr. Chamberlain at 3:31 pm.

Motion passed 4-0

Respectfully submitted by:

Jeffrey Albrecht, Secretary

JA/PJB

Next BOD meeting scheduled for Thursday, March 10, 2022 at 3 pm.

Minutes approved on the 10th of March, 2022.