



## 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, January 13, 2022 at the Clubhouse, 7001-36<sup>th</sup> Street E, Ellenton, FL 34222.

The meeting called to order by President, Tom Townsend at 3:03 p.m.

Present were: Tom Townsend, Peggy Bader and Jeff Albrecht.

Excused: Bill Chamberlain and Kathryn Mellott

**President Comments by Mr. Townsend:** None

**Mr. Albrecht, Secretary** reported that all board members were properly notified and a notice posted on Jan. 10<sup>th</sup>. A quorum is present. The board had previously reviewed the minutes of the December 9, 2021 BOD meeting. Mr. Townsend made a motion to waive the reading of the minutes, 2<sup>nd</sup> by Mrs. Bader. Motion to approve minutes made by Mr. Townsend, 2<sup>nd</sup> by Mr. Albrecht. Motion passed 3-0.

**Mrs. Bader, Treasurer** present the month-end financial report for November 30, 2021. Water and quarterly sewer expenses were higher than normal and we ended up over budget by \$1,707.27 and but under for the year by \$8,949.00. The Balance Sheet for December posted on community property. Mr. Townsend made a motion to approve the Dec. financials, 2<sup>nd</sup> by Mr. Albrecht. Motion passed 3-0.

#### **Committee Reports:**

- Budget & Finance – Mrs. Bader will work with SouthState Bank to obtain new credit cards. Mr. Townsend made a motion to proceed with obtaining new credit cards through SouthState Bank, 2<sup>nd</sup> by Mr. Albrecht. Motion passed 3-0. Once we have the new cards, the credit cards with Truist Bank (BB&T) will be cancelled and account closed. Mrs. Bader is working with Newby Management on the special assessment letter that will go out to the lot owners via U.S. Mail giving them ample time to make their payment(s).
- 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 two quotes. Looking for contractor to do both projects with their own crews for better coordination of the project.
- Facilities & Grounds - Mr. Townsend stated that the overhead light by the clubhouse entrance door was fixed, locks added to the gate by outside air conditioners and calls have been made to set up contracts for maintenance on the generator and the air conditioners.
- Architectural Review – none

**Unfinished Business:** None

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### New Business –

- ARC approvals presented by Mrs. Bader.  
Lot #16 Perin – added small patio in back of house  
Lot #33 Tompkins – remove palm tree in front yard and replace with smaller tree.  
Lot #72 Townsend – the two (2) cypress tree (by pond) roots are growing under the house and wants to have both removed at his cost.  
Mr. Townsend made a motion to approve both requests, 2<sup>nd</sup> by Mr. Albrecht. All approved 3-0.
- Welcome Letters to New Residents: None
- Mr. Townsend stated that the grant period to cover the electrical work done at the entrances had expired. The grant submitted by Mr. Houtz went from June 2020 to June 2021.
- Discussed the sale of clubhouse chairs. The sale of ten (10) of the black leather chairs will be offered first to the residents and then will be placed on market place at \$100 per chair or BO.
- Discussed the purchase of a portable wooden dance floor for clubhouse with some of the funds to cover the expense coming from the social committee. Mr. Townsend asked for input by the attendees and several spoke out objecting to the purchase and a few in favor. It was suggested that we check into renting one first to try it out. Decided to table the purchase until more information is obtained on size, type and cost etc.

**Resident Comments** – Resident asked about sidewalk repair. Mr. Townsend will check with county to determine how we go about getting repairs done.

**Adjournment** – Motion to adjourn made by Mrs. Bader, 2<sup>nd</sup> by Mr. Albrecht.

Motion passed 3-0 at 3:50 pm.

Respectfully submitted by:

Jeffrey Albrecht, Secretary

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

Minutes approved on the 10<sup>th</sup> of February, 2022.