



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 Wednesday, March 2, 2022 at the Clubhouse, 7001-36th Street E, Ellenton, FL 34222.

The meeting called to order by President, Tom Townsend at 9:06 am

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

Mrs. Bader reported that all board members were properly notified by post on property Feb. 28, 2022. A quorum is present.

President Comments by Mr. Townsend: The sole purpose of this meeting was to advise the board that the Aqua Doc contract of Feb 7, 2022 was sent to our attorney Mr. Weller on Wed. Feb. 23 for review. Mr. Weller acknowledged receipt and sent his comment back on Thurs. Mar. 1st asking for permission to prepare an “addendum” to the contract that will have terms such as start/completion time periods, ins. Requirements and other standard contract terms to protect the association and further define the rights and obligations. Mr. Weller was given permission to prepare the addendum.

Mr. Townsend spoke about going to see a pool done by Aqua Doc at a LWR residence along with Mrs. Mellott and Mr. Chamberlain. They noted the quality of the work done and what the pavers would look like. Today there were sample tiles, tile tops, on display along with the picture of pool surface coating and the deck pavers. Mrs. Mellott had pictures of the residential pool.

Time frame: The pool area will be closed off the entire month of September to complete the five (5) week project. After completion and refill of the pool the contractor will monitor the water quality for the entire last week to ensure water quality standards are met.

Mr. Albrecht spoke about the need to finalized the project at \$50,060, as price had gone up since the first quote of \$45,000 from last fall. Comments and questions from the residents were addressed and answered.

A motion was made by Mr. Chamberlain to sign the Aqua Doc contract pending the contractor’s acceptance of the addendum prepare by Mr. Weller, 2nd by Mr. Albrecht. All approved. 5-0

There being no further business on the agenda, Mr. Townsend made a motion to adjourn the meeting, 2nd by Mr. Chamberlain. All approved. 5-0

Adjourned at 9:30 a.m.

Respectfully submitted by,

Jeffrey Albrecht, Secretary

JA:pjb

Minutes approved on the 10th of March, 2022.