



## 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, June 9<sup>h</sup>, 2022 at the Clubhouse, 7001 36<sup>th</sup> Street E., Ellenton, FL 34222.

The meeting was called to order by Mrs. Mellott, President at 3:00pm.

Present were Kathie Mellot, Peggy Bader, Erik Hollick, Jeff Albrecht & Pegi Chamberlain.

**President Comments by Mrs. Mellot** - The board is working on the Colony Cove boundary line.

**Mr. Albrecht, Secretary** reported that all members were properly notified by notice and the agenda posted on property June 6<sup>th</sup> and via email. A quorum is present. Mrs. Mellot made a motion that the reading of the May 12<sup>th</sup> BOD minutes be waived, 2<sup>nd</sup> by Mrs. Bader. There being no corrections, a motion to approve the minutes was made by Mrs. Mellott, 2<sup>nd</sup> by Mr. Hollick. All approved 4-0.

Mrs. Bader, Treasurer presented the month-end financial report for April 30, 2022. June 5, 2022, the Balance Sheet was posted on community property, along with the monthly recap. A motion to approve the April financials was made by Mrs. Mellott, 2<sup>nd</sup> by Jeff Albrecht. All approved 4-0.

#### **Committee Reports:**

- Budget & Finance – Collection of Special Assessment began April 1, 2022. End of April Collection shows \$46,100 on the balance sheet.
- Capital Projects – Mrs. Mellott had nothing new to report on the pool and deck refurbishing.
- Facilities & Grounds – Mrs. Bader reports that an Environmental Resource Inspection is due 10/3/22. Seeking quotes for the inspection by certified engineer. Contacted G. Fisher who did prior inspection. Have a quote from Zoller Engineering.
- Social Committee – Mrs. Chamberlain the social committee has disbanded and all funds in their account will be held by the BOD. Encouraged residents to create their own event and committee on an event-by-event basis. Mrs. Chamberlain will act as liaison between the board and social committees for events. At this time Veterans Day 11/11 & Christmas Party 12/16 are the 2 events scheduled.

**Unfinished Business:** None

#### **New Business:**

- Mrs. Mellott approved the appointment of Pegi Chamberlain to Board. Motion was made by Mr. Hollick, 2<sup>nd</sup> by Mr. Albrecht. Approved by all 4-0.
- The following board appointments were restructured due to resignations and will be in effect until November membership meeting:

Mr. Hollick made a motion to appoint Kathryn Mellot as Acting President, 2<sup>nd</sup> by Mr. Albrecht. All approved 4-0.

Mrs. Chamberlain made a motion to appoint Erik Hollick as Acting Vice President, 2<sup>nd</sup> by Mr. Albrecht. All approved 4-0.

Mr. Hollick made a motion to appoint Margaret Chamberlain as Acting Secretary, 2<sup>nd</sup> by Mrs. Mellott. All approved 4-0.

- Board members with term ending 11-2022 are Peggy Bader & Erik Hollick.
- ARC Approvals: Lot #18 to paint shed side & door, #81 removal of storm damaged palm tree, #85 reapproved ARC request from May 12<sup>th</sup> as contractor modified plans to place propane tanks in rear of house. #85 plant shrub in front of FLP meter. Motion made to approve all by Mr. Albrecht, All approved 5-0.
- Welcome letter to new residents Lot #56.
- Mr. Hollick read aloud the new Display of Flag, Political & Advertising Sign Policy. Policy was written in accordance with Florida State HOA Guidelines. Will be presented for a vote at July meeting.
- Mr. Hollick looking for volunteers for the following areas: Grants, Maintenance, Community Projects, renewable Energy sources, Social Committee & Newsletter. A sign-up sheet for the Maintenance volunteers was placed on check-in table.
- Mr. Albrecht thanked Dan Tellier and Larry Charette and others for landscaping front of clubhouse.

**Resident Comments:**

- Lot #23 Q. Hot water heater status? A. Getting quotes on new tank, tankless and to run line to water line to kitchen.
- Lot #55 reminded residents to sign-up for Coffee Hour.
- Lot #1 Newby has a handy man available for clubhouse projects.
- Lot #22 Has concerned with the speed of all vehicles coming around the corner from the Victory entrance. Low visibility. Mrs. Chamberlain will contact county for available signage. Mr. Hollick asked all residents that experience close call to file a complaint with the county.
- Mrs. Bader had arranged for sidewalk cleaned down 71<sup>st</sup> street.
- Mr. Albrecht has arranged for sidewalks around clubhouse and entrances to be cleaned.
- Lot #55 Q. Status on survey boundaries with The Oaks at Colony Cove. A. Mrs. Mellot has obtained 2 survey quotes and is still exploring all options.

Adjournment: There being no further business, a motion to adjourn was made by Mr. Albrecht 2<sup>nd</sup> by Mrs. Chamberlain at 3:40pm. All approved 5-0.

Respectfully submitted by:

Margaret (Pegi) Chamberlain, Secretary

Next meeting scheduled for July 14<sup>th</sup>, 2022

Minutes approved on the \_\_\_\_\_ of July, 2022