



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 Monday September 26, 2022, at the Clubhouse, 7001 36th Street, Ellenton, FL 34222.

The meeting was called to order by Acting President Mrs. Mellot @ 6:30pm.

Present were K. Mellot, E. Hollick, P. Bader, P. Chamberlain & J. Albrecht via phone.

25 residents were in attendance.

Acting President Comments: K. Mellot welcomed residents to the meeting. Reminder that clubhouse is not a hurricane shelter. Residents can enter clubhouse after the storm for air conditioning and water. Pool is closed for the week to be treated with chlorine.

Acting Secretary Comments: P Chamberlain reported that all members were properly notified by notice and the agenda was posted September 24th,2022 and via email. A quorum is present. Per request, no minutes were presented for approval.

Vote to Approve 2023 Budget:

- Treasurer P. Bader explained: totals for the 4 proposed budget options the budget line items, details when there were financial changes, reserve changes and future expenses.
- Motion to increase monthly HOA Assessment to \$125.00 for 2023: Motion by J. Albrecht, 2nd by E. Hollick. K. Mellot called the vote by name: K. Mellot – **yes**, E. Hollick **-yes**, P. Bader, **yes**, P. Chamberlain, **no**, J. Albrecht **yes**. Motion was approved 4-1.

Administrative:

Weekly Meeting/Workshop was set for Wednesday October 5th @ 6:00pm. Monthly meeting set for Wednesday October 12th @ 6:00pm.

Resident Comments:

Lot #34: wanted a copy of proposed budget.

Lot ##52: concern about potential Southwest Florida Water Management District inspection.

Lot #89: question on how board decides on amount for increase.

Lot #39 question on gate policy.

Lot #21 Question on need for coupon book expense.

Adjournment: There being no further business, a motion to adjourn was made by J. Albrecht, 2nd by P. Chamberlain. Approved by all at 7:10pm.

Respectfully Submitted by:

Margaret (Peg) Chamberlain- Acting Secretary

Minutes Approved on the 12th of October ,2022

