



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

The meeting was called to order by Acting President Mrs. Mellot @ 6:00pm. Pledge of Allegiance said.

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

27 residents were in attendance.

Acting President Comments: K. Mellot asked for all question & comments to held until end of meeting.

Acting Secretary Comments: P Chamberlain reported that all members were properly notified by notice and the agenda was posted October 24th ,2022 and via email. A quorum is present.

P. Chamberlain made a motion to that the reading of the October 12, 2022 BOD Monthly Meeting minutes be waived, 2nd by K. Mellott. K. Mellott called for vote: 5 Ayes, 0 Nos. There being no corrections P. Chamberlain made a motion to approve the minutes, 2nd by P. Bader. K Mellott called the vote Ayes 5, Nos 0.

P. Chamberlain made a motion to that the reading of the October 5, 2022, BOD Meeting / Workshop minutes be waived, 2nd by J. Albrecht. K. Mellott called for vote: 5 Ayes, 0 Nos. There being no corrections P. Chamberlain made a motion to approve the minutes, 2nd by P. Bader. K Mellott called the vote Ayes 5, Nos 0.

P. Chamberlain made a motion to that the reading of the October 19, 2022 BOD Meeting / Workshop minutes be waived, 2nd by E Hollick. K. Mellott called for vote: 5 Ayes, 0 Nos. There being no corrections P. Chamberlain made a motion to approve the minutes, 2nd by E Hollick. K Mellott called the vote Ayes 5, Nos .

P. Bader, Treasurer presented the month-end financial report for September 30, 2022. The Balance Sheet was posted on community property September 26, 2022, along with the monthly recap

Operating Income Balance: \$60,425.69 (includes special assessment)

Reserve Account Balance \$74,756.14

Collecting on the Special Assessment is completed. A motion to approve the September financials was made by P. Bader, 2nd by E. Hollick. K. Mellot called the vote: Ayes 5 Nos 0.

Committee Reports:

Administrative: November 2,2022 meeting will be a Special Meeting. New Board will determine future dates.

Capital Projects:

- POOL - P. Bader- additional light will be needed \$700.00, heater not working due to bad filters, explained delamination coverage to 20%, possible new step ramp idea with D. Muye & J. Albrecht. Waiting response from Matt @ Aqua Doc. Drains and blue tile are in. New ladder will be needed. Add to unfinished for next week.

Facilities & Grounds:

- P. Bader – Tropic Air Conditioning did inspection & cleaning. \$300. Contract expires in Feb. 2022. Not auto renewal. Possible new estimates in January.
- E. Hollick - Oct. 28th meeting with Dale to complete drive around, discuss 5-year invasive species plan and commitment from Dale to complete trimming around clubhouse.
- E. Hollick – ask Maintenance Committee to assess tree line behind lots #87 - #97. P. Chamberlain to refer.
- P. Chamberlain – asked lot # 84 to obtain more pool table estimates.
- P. Bader- question status update on any additional grant proposals, none reported.

Social: P. Chamberlain - Veterans Day Brunch Sign-up, Food Barrel update.

Website: P. Bader question confirmed Special Board Meeting minutes to website. P. Chamberlain – are current.

Unfinished Business:

- Maintenance Committee Lot #89 Project – M. Geis, 2 estimates were presented and will have 3rd on 10-29-22. Will review at 11-2-22 meeting as Unfinished Business. Need to ask Andy estimate if lower to not haul trees away. Committee to assess first if there is room for the trees to be left. K. Mellott – state executive order after Hurricane Ian allowing to clear out dangerous trees from preserves.
- P. Chamberlain -10-27-22 meeting for fence estimate and backlog for getting contractors out. Will report 11-2-22 Unfinished Business.
- P. Bader – described a bid proposal for a the required SWFWMD inspection. P. Bader made a motion to approve the bid proposal from Infrastructure Solution Services, 2nd J. Albrecht. K. Mellott called the vote: Ayes 5, Nos 0. P. Bader mad motion to approve to pay Infrastructure Solution Services \$700.00, 2nd J. Albrecht. K. Mellott called the vote: Ayes 5, Nos 0.

New Business:

- ARC Request: P. Chamberlain made motion for Lot #1 to install new air conditioner and slab, 2nd E. Hollick. K. Mellott called the vote Ayes 4, Nos 0, Abstain 1.

Resident Comments:

Lot #55: Why is county not paying for preserve tree removal / explained NRE owns land.

Lot #93: Sent email and discussed wanting to trim trees behind home. Gave ARC form.

Lot #93: Shared thoughts on getting a longer ladder for pool.

Lot #23: Concern for pool step handle getting hot / discussed sleeves can be purchased.

Lot #26: If new tile ramp goes in, will it be skid proof? D. Muye – will be skid proof.

Lot #3 : Following up on flooding behind his home. J. Albrecht – needs an engineer assessment.

Lot # 57: Question the amount charged if over the 20% delamination. P. Bader – do not know currently.

Adjournment: There being no further business, a motion to adjourn by J. Albrecht,

2nd by P. Chamberlain. K. Mellott called for the vote: Ayes 5, Nos 0. **Adjourned at 6:47 pm.**

Respectfully Submitted by:

Margaret (Peg) Chamberlain- Acting Secretary Minutes Approved on the 2nd of November, 2022.

