



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, December 8, 2022 at 6:00pm at the Clubhouse, 7001 36th Street, Ellenton, FL 34222.

The meeting was called to order by President K. Clapp @ 6:00pm. Pledge of Allegiance was said.

President Comments: None

25 residents were in attendance.

Secretary: P Chamberlain reported that all members were properly notified by notice and the agenda was posted December 6, 2022, and via email.

A quorum is present with members K. Clapp, P. Bader, D. Muye & P. Chamberlain in attendance. S. Nivens excused.

P. Chamberlain read November 16, 2022, minutes. There being no changes or corrections, P. Chamberlain made a motion to approve the November 16, 2022, minutes 2nd by D. Muye. Motion approved.

P. Chamberlain read November 23, 2022, minutes. There being no changes or corrections, P. Chamberlain made a motion to approve the November 23, 2022, minutes 2nd by D. Muye. Motion approved.

Treasures Report: P. Bader reviewed the financial statement ending October 31, 2022. P. Bader made a motion to accept the October 31, 2022, financial statement 2nd by D. Muye. Motion carried. (Financial with minutes),

Committee Reports:

- **Budget & Finance:** Nothing to report
- **Capital Projects: D. Muye**
 - Pool: Final walk through in 2 weeks with a punch list, then Health Dept. inspection.
 - Lapensee has started chemical control.
 - New pool signs are posted.
 - Foyer:
 - Completed today, 21/8/22.
 - Additions - Extra caulking required and all flooring will have UV protection / \$548.00
 - Comment: Lot #26 Why was work completed prior to payment authorization. BOD answered.
 - TV Cable:
 - Eliminating cable/ replace with indoor antenna \$200.00 per month savings. Keep phone& internet.
 - Comments: Lots # 6, 51,55 Have Roku or Firestick been explored, has anyone negotiated with providers, indoor antenna do not always work. BOD answered.
- **Facilities & Grounds:**
 - **RIDGEWOOD FENCE: D. Muye**, the best plan is to replace broken fence posts and pickets and restore the existing fence.
 - **SWFWMD: P. Bader**, passed inspection and sent to SWFWMD on 11/17/22, Good for 5 years.
- **Architectural Review:** nothing to report

- **Social:** Nothing to report.

Unfinished Business:

- **Foyer Project Additions:** D. Muye made a motion for payment of \$548.00 to Trademark Garage Floors, for foyer caulking and total floor UV protection, 2nd P. Chamberlain. Motion carried.
 - **Comments:** Asked if less ramp coverage was factored in, were discounts negotiated.
- **SWFWMD: P. Bader,** Inspection passed and sent to SWFWMD on 11/17/22, Good for 5 years.
- **Ridgewood Fence: D. Muye** made a motion to pay ForemostFence to \$2160.00. 2nd P. Chamberlain Motion carried.
 - **Comments: Lot #94.** Consider 4x4 posts with galvanized pipe inside.

New Business:

- **Architectural Review:**

ARC Request: K. Clapp – requests for, Lot #29 repair of shed & gutter, Lot #2 installation of condenser for sunroom & Lot 95 for a new roof. K. Clapp made a motion to approve all request 2nd D. Muye. Motion carried.
- **Confirming Expenditures:** P. Bader: See addition sheet for list of expenditures.
 - **P. Bader** made a motion to pay RSC Insurance Brokerage no more than \$13,548.74 for the 2023 insurance package. 2nd P. Chamberlain. Motion carried.
 - **Comments:** Lot # 6, Why only work with one company? BOD answered.
 - **P. Bader** made a motion to pay \$599.00 to Zenith Work Comp Insurance. 2nd D. Muye. Motion Carried.
 - **P. Bader** made a motion to approve expenditures for \$816.54 including: Jacks Landscaping \$200.00, Newby Management \$72, L. Charrette \$111.02, Lapensee- 3 filters \$404.43 & pool brush \$29.09. 2nd. D. Muye. Motion Carried. K.Clapp will confirm authorization for Jacks Landscaping.
- **Community Social Event Policy:** D. Muye read the New Policy. K. Clapp made a motion to approve the policy 2nd D. Muye. Motion carried.
 - **Comments.** Lots # 23, 94,57,52 - Is permission required for an event, who selected activities Coordinator, selecting coordinator was not advertised & decision was made at monthly activities meeting.

Resident Comments:

Question regarding increase in cost of pool signage.

Question about pool life ring.

Adjournment: There being no further business, a motion to adjourn was made by K. Clapp, 2nd P. Chamberlain.

@ 7:00pm. Motion carried.

Respectfully Submitted by

Margaret (Peg) Chamberlain, Secretary

Minutes Approved on the _____, 2022