



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 January 26, 2023 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

21 residents were in attendance.

Secretary: P Chamberlain reported that all members were properly notified by notice and the agenda was posted January 24, 2023, and via email.

A quorum is present with all board members present.

P. Chamberlain read December 8,2022, minutes. There being no changes or corrections, P. Chamberlain made a motion to approve the November 16, 2022, minutes 2nd by P. Bader. Motion carried.

P. Chamberlain read January 17,2023, minutes. There being no changes or corrections, P. Chamberlain made a motion to approve the January 17, 2023, minutes 2nd by D. Muye. Motion carried.

Treasures Report: P. Bader reviewed the financial statement ending December 31, 2022. Reported the 2022 year-end financials were \$10,835.00 over budget. After discussion it was determined to schedule a future meeting to continue the December 31,2022 financials the year-end financials discussion.

Committee Reports:

- **Budget & Finance:** P. Bader reported,
 - Paid and pending expenditures, \$200 previous authorization to for Dale was for post hurricane cleanup, summary of 2023 insurance costs.
- **Capital Projects:** S. Nivens & D. Muye reported,
 - Foyer floor project is complete.
 - Use of purchased rugs in foyer was discussed. D. Muye stated floor is nonskid and rugs create an unnecessary trip hazard. P. Bader to research if rugs can be returned.
- **Facilities & Grounds:** D. Muye reported,
 - Community workday 1st Tuesday of each month @ 10:00am.
 - Discussed purchase of a used pool table in lieu of repairing current table.
 - Bike Rack moved closer to Clubhouse to show new location.
 - Clubhouse projects will be done as 3-4 separate projects instead of 1 large.
 - A pallet of mulch will be needed for future projects.
 - The maintenance committee met and discussed possible projects.
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- **Architectural Review:** nothing to report.
- **Social:** Nothing to report.

Unfinished Business: none

New Business:

- Disposal of 2 vacuum cleaners: D. Muye made a motion for the disposal of 2 nonworking vacuum cleaners. 2nd P. Bader. Motion carried.
- D. Muye made a motion to pay up to \$2500.00 to Asphalt Repair and Service for parking lot repair, sealcoat, and painting. 2nd P. Chamberlain. Motion carried.
- Architectural Review: K. Clapp - Lot #19 replacement of roof and new palm tree., Lot #10 new front door K. Clapp made a motion to approve requests. 2nd S. Nivens. Motion carried.
- Transfer of Funds: P. Bader, based on low year-end financial, made a motion to transfer up to \$10,000.00 from Reserves to Operating income. 2nd by D. Muye. Motion carried.
- Pool Table: D. Muye made a motion for up to \$875.00 to purchase and move the pool table. Funds from line 26-240- other repairs & maintenance.
- D. Muye made a motion for up to \$350.00 for supplies to construct a pad for the bike rack. 2nd P. Bader. Motion carried. Funds from line 26-240 - other repairs & maintenance.

Resident Comments:

- Request for purchase of AED. Lot #55 will explore product options, costs and training program.
- Residents signing up for events and not showing up. Unnecessary costs.
- Increase in dog waste not being picked up.
- Concerns shared about lawn service.

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

@ 7:25pm. Motion carried.

Next meeting at 6:00pm on February 23, 2023.

Respectfully Submitted by

Margaret (Peg) Chamberlain, Secretary

Minutes Approved on February 232023