



## 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, May 12, 2022 at the Clubhouse, 7001-36<sup>th</sup> Street E, Ellenton, FL 34222.

The meeting called to order by Mrs. Mellott, President at 3:00 p.m.

Present were: Kathie Mellott, Peggy Bader & Erik Hollick.

In Attendance/or Excused: Jeff Albrecht

### **President Comments by Mrs. Mellott – None**

**Mrs. Bader for J. Albrecht, Secretary** reported that all board and owners were properly notified by notice and agenda post on property May 9<sup>th</sup> and via email May 10<sup>th</sup>. A quorum is present. Mrs. Bader read the minutes from the April 14, 2022 BOD meeting. There being no corrections, a motion to approve the minutes made by Mrs. Mellott, 2<sup>nd</sup> by Mr. Hollick. All approved 3-0.

**Mrs. Bader, Treasurer** presented the month-end financial report for March 31, 2022. We were over budget for the month by \$1,460.81 and under budget YTD by \$564.15. Mrs. Bader noted that the amount paid to the attorney to review pool contract and prepare the addendum was \$580. The Balance Sheet was posted on community property Mar. 25<sup>th</sup> along with a monthly recap. A motion to approve the March financials was made by Mr. Hollick, 2<sup>nd</sup> by Mrs. Mellott. All approved 3-0.

### **Committee Reports:**

- Budget & Finance – Mrs. Bader stated that the Collection of the Special Assessment began April 1<sup>st</sup>, and will have an update on the collection once the April 30<sup>th</sup> financials are received in May.
- Capital Projects – Mrs. Mellott stated that Aqua Doc Pool Clinic called and they maybe able to begin the pool project earlier than the end of September.
- Facilities & Grounds - Mrs. Mellott stated that resident Dan Tellier presented a proposal to add a palm tree and plants to the area in front of the clubhouse that had been cleared of old plants and shrubs. Mr. Tellier and Mr. Larry Charette offered to do the prep work, and planting.

Mrs. Bader advised the board that we received our first notice regarding our Environmental Resource Inspection (SW FL Water Management District) that is due by October 3, 2022. We received one bid and expect to receive more. Mrs. Bader will also reach out to the engineer who performed the previous inspections to obtain his bid.

- Architectural Review – None

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- Social Committee – Mrs. Bader gave the Social Committee Report provided by Pegi Chamberlain, Committee Chair. As of 4/23/22 the Social Fund was \$1,265.15 and \$801.15 in Fund Raising; which is for a project that benefits the entire community.
- Website – Mrs. Bader reported that Jerry Salvucci is the board liaison for the website. The website is updated each month with the agenda, minutes, calendar and quarterly an update of the resident contact list. With regards to the payment portal, when registering allow 24-48 hours for Newby Management to respond back with a link to establish your own personal password.

**Unfinished Business:** None

**New Business –**

- ARC approvals presented by Mrs. Mellott - Lot #2 flagpole, #22 flagpole, #38 add landscaping, #89 remove diseased silver palm and #85 install generator and two propane tanks. Discussion followed on the installation of the generator and propane tanks. Mrs. Bader made a motion to approve the ARC requests, 2<sup>nd</sup> by Mr. Hollick. All Approved 3-0.
- Welcome Letters to New Residents: Lot #3 Crews 4/26 & Lot #33 Piazza 4/27.
- Mrs. Bader stated that we have two estimates from North Manatee Tree Service LLC to remove two (2) trees; (1) along Victory Road behind lots #9 & #10 center of tree rotted out (\$525) and (2) a dead tree behind lot #76 on common ground (\$575) for a total of \$1,100.00. A motion to pay these two quotes once the job is completed was made by Mr. Hollick and 2<sup>nd</sup> by Mrs. Mellott. All Approved 3-0.  
Mrs. Mellott then reminded the board and community that residents are allowed to trim limbs/branches of trees in preserves or common property ONLY the portion that over hangs on to their property; as long as they do not damage or kill the tree in the process. Should a tree appear to be dead or diseased; please notify the BOD immediately.

**Resident Comment:**

- Lot #36 Hollick suggested that we form a sub-committee to look into alternative energy resources before we get requests to install wind generators, solar panels etc.
- Lot #34 Davison suggested that we look into adding speed bumps to slow down the traffic coming through the community especially down 71<sup>st</sup> Ave. East. The board agreed to look into possibly having the sheriff department set up a flashing speed limit monitor on that street to see if that helps.

**Adjournment:** There being no further business a motion to adjourn was made by Mrs. Bader, 2<sup>nd</sup> by Mr. Hollick at 3:33 pm. All Approved 3-0.

Respectfully submitted by:

Jeffrey Albrecht, Secretary JA/PJB

Next meeting scheduled for June 9, 2022.

Minutes approved on the 9 of June, 2022.