

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, September 8, 2022, at the Clubhouse, 7001 36th Street E., Ellenton, FL 34222.

The meeting was called to order by Mrs. Mellott, Acting Vice President at 3:02pm. 14 residents in attendance.

Present were Kathie Mellott, Peggy Bader, Erik Hollick, & Pegi Chamberlain. Jeff Albrecht was approved absence.

Acting President Comments by Mrs. Mellott – Explained that Wednesday workshops/meetings will now have an agenda posted Monday mornings and abbreviated minutes posted. Mr. Hollick stated that soon, Wednesday meetings and monthly meetings will be scheduled in the evening hours. Community will be informed of the time changes via “This Week”.

Acting Secretary Comments by Mrs. Chamberlain - reported that all members were properly notified by notice and the agenda posted on property September 5th 2022. A quorum is present. P. Chamberlain made a motion that the reading of the August 11, 2022, BOD minutes be waived, 2nd by K. Mellott. K. Mellott called for a vote, approved 4-0. There being no corrections, a motion to approve the minutes was made P. Chamberlain, 2nd by K. Mellott. K. Mellott called for a vote, approved 4-0.

Mrs. Bader, Treasurer presented the month-end financial report for July, 2022. The Balance Sheet was posted on community property July 24th, 2022, along with the monthly recap. Operating Income Balance: \$61,914.00 (allocations: \$38,810 pool & \$6,246 foyer*) & Reserve Account Balance: \$71,4109 Reserve Account. *Foyer project will be paid from operating income, then, if necessary, from the reserve account, up to \$7,000 Motion to approve July financials by EH, 2nd PC. KM called for vote - 4 approved.

BUDGET & FINANCE

- P. Bader stated the budget committee (P. Bader, E. Hollick J. Salvucci) put together an initial budget worksheet and the board will discuss at next Wednesday meeting. E. Hollick stated a special meeting will be called to discuss the budget.
- P. Bader stated an inspection of the preserves may answer flooding in resident lots & common areas that may have costs involved.
- E. Hollick stated the board is acquiring estimates for roof replacements. The roof is in good condition, but have a potential cost is good for future planning.

CAPITAL PROJECTS:

- E. Hollick - Pool contractor ordered a pool leak inspection as part of the pool project. Part of the parking lot will be blocked off as supplies are delivered. On track to start week of Sept. 28th
- K. Mellott - Pool permit fee has increased \$105.00, will discuss with contractor.
- K. Mellott explained the addition of a center handrail for the step down off the foyer. Installation will done by a contractor referred by Aqua Doc. Railing will be installed prior to start of pool project. Lot
- Lot #18 asked for payment breakdown of the pool projects. P. Bader provided the following:

initial deposit	\$15,500	3/14/22
hand rail	\$480	prior to start of pool project
2 nd payment	\$20,500	when pool is resurfaced
3rd payment	\$10,500	when pool is refilled
Final payment	\$4810	Completion

FACILITIES & GROUNDS:

- E. Hollick & J. Albrecht did a drive around with Dale to identify problems and concerns. Completed one-half and will finish when scheduling allows. Take aways: 1.) trees removed and holes not properly filled, creating ruts and uneven mowing, 2.) Swales have been naturally or artificially filled by resident

gardens/landscaping, 3.)Spraying for invasive species will be required in the common areas and any plants / gardens risk getting sprayed.

- P. Bader is working with Newby Management to secure an engineer for the required SWIFTMD inspection. Approx. cost is \$600.
- 14 outside chairs were purchased, not commercial grade, and are stacked in men's shower stall.
- Thank you to Townsends, Lot #72, for donation of a new wall clock in the foyer.

SOCIAL:

- P. Chamberlain has set out a sign-up sheet for help with the Veterans Day event.
- Social balance \$1166, Fundraising balance \$823.
- There will be a garage sale at the clubhouse during the neighborhood sale Nov. 19th. Proceeds will go to fundraising account. Help needed sign up will be posted.

WEBSITE:

- PB suggested a new tab on web site to recognize those residents that have passed away. Will verify with family member to approve adding name. Also described sunshine committee, will post on same tab.

Unfinished Business:

E. Hollick in response to speeding in NRE, spoke to Manatee County Sherriff. Response was 1.) submit form from the sheriff web page, 2.) call in to the traffic complaint line. Details to be shared to community.

NEW BUSINESS:

- **Center safety handrail for pool.** K.Mellott explained benefits. P. Bader described contractor doing the work, prior to pool project. Will verify contractors' insurance. Payment of \$485.00 will come from operating funds. P. Bader made motion to approve payment of \$485.00, 2nd P. Chamberlain, K.Mellott call for vote, 4 approved.
- P. Bader presented wording for a new ARC request form. Will discuss at next Wednesday Meeting.
- KM informed letters for 1st notice of the annual meeting have been mailed. Any nominations for board openings, must be received prior to October 1, 2022.
- P. Bader informed that the pool deck furniture will be reslung during pool project. Payment will come out of the operating budget.
- Arc Requests, approve or reject: **Lot #2** - Close in screen porch with windows & door. P. Bader motion to approve, P.Chamberlain 2nd, K. Mellott call for vote, 4 approved.
Lot #86 – Trim branches along carport. P. Chamberlain motion to approve, 2nd P. Bader, K. Mellott call for vote, 4 approved.

Resident Comments: Lot #55: – Questioned the attorney fee and status property boundary dispute. K.Mellott and E. Hollick explained. **Lot # 18:** Questioned money spent on pool chairs and attorney fee if there need to be a vote. K. Mellott will review. Attorney is a line item in budget.

Adjournment: There being no further business, K.Mellott made motion to adjourn, P.Bader 2nd. K. Mellott called for vote, 4 approved at 4:05pm.

Respectfully submitted by:

Margaret (Pegi) Chamberlain, Acting Secretary

Next meeting scheduled for October 13, 2022

Minutes Approved on October 5,2022.

