



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 February 23, 2023 at 6:00pm at the Clubhouse, 7001 36th Street, Ellenton, FL 34222.

The meeting was called to order by Vice President S. Nivens @ 6:00pm. Pledge of Allegiance was said.

Vice President Comments: none

43 residents were in attendance.

Secretary: P Chamberlain:

P. Chamberlain corrected typos in the agenda. Acting President should read President and Acting Secretary should read Secretary.

P. Chamberlain reported that all members were properly notified by notice and the agenda was posted March 21, 2023, and via email.

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

P. Chamberlain read the January 26, 2023 minutes. There being no changes or corrections, P. Chamberlain made a motion to approve the January 26, 2023 minutes, 2nd by S. Nivens. Motion carried.

Treasures Report: P. Bader reviewed the financial statement ending January 31, 2023. The balance sheet was posted on community property. P. Bader made a motion to accept the January 31, 2023, financial statement, 2nd by S. Nivens. Motion carried. (Financial report filed with minutes).

Committee Reports:

- **Budget & Finance:** Nothing to report
- **Capital Projects:** Nothing to report.
- **Facilities & Grounds: D. Muye reported:**
 - Successful workday, 13 residents participated.
 - County to check the right of way between sidewalks and Victory and Mendoza. May require regrading for optimum drainage.
- **Architectural Review:**
- **Social: B. Pare reported**
 - Provided quarterly social committee financial report.
 - P. Chamberlain explained the purpose of having separate social and fundraising accounts.

Unfinished Business:

- P. Bader made a motion to accept and approve the December 31, 2022 financial report. 2nd S. Nivens. Motion carried.
- Bike rack- A review and open discussion was held. D. Muye made a motion to rescind the January 26, 2023 motion for up to \$250.00 for supplies to construct the pad for the pick rack, 2nd by P. Chamberlain. Motion carried.
- Review of Preserve maintenance proposal by Rick Richardson Inc. Copy of proposal included in minutes. Priority issues should be excess water retention in ponds, swales, invasive species and preserve border clean-up.
- D. Muye made a motion to pay Jacks Landscaping for \$3210.00 for stump removal, tree trimming, dead debris clean up. 2nd P. Bader. Ayes D. Muye, P. Bader, P Chamberlain No, S. Nivens. Copy of Estimate included with minutes.
- D. Muye made a Motion to purchase a pool table rules sign. 2nd P. Bader. Motion carried.

New Business:

- **Architectural Review:** S. Nivens requested for, Lot #19 to remove a tree, Lot #36 to remove landscaping rock on side of house, Lot #97 to remove a tree in front of house. S. Nivens made a motion to approve all requests 2nd P. Bader. Motion carried.
- S. Nivens made a motion to table discussion of the written job's descriptions project until all Board members are present. 2nd P. Chamberlain. Motion carried.
- P. Bader described the location of documents that are available for viewing in the office.
- D. Muye made a motion to purchase a palette of mulch 2nd S. Nivens. Motion carried.
- Discussion of two dead palm trees on 70th Ave side of clubhouse. S. Nivens made a motion to pay Andy's Landscaping \$600.00 to remove the 2 dead palm trees on the side of the clubhouse. 2^{ns} P. Chamberlain, Motion carried.
- D. Muye made a motion to hire a plumber to repair Pool Hose Bib, 2nd by P. Chamberlain. Motion carried.
- Discussion was held about Concern Forms and compliance.

Resident Comments:

1.) 2 palm trees should be replaced, per county rules, 2.) Announcement of Widows / Widowers meeting March 20th, 3.) Question on status of AED purchase, 4.) Fire Extinguisher inspection- checked yearly, 5.) Discussed maintenance of swale grates - board responded the property owners should clean out grates on their property, 6.) question to empty large pots in front landscaping- post pots as give away on marketplace -P.Bader requested to have estimate with drawing, be presented for completing front landscaping. The board will consider it.

Adjournment: There being no further business, a motion to adjourn was made by S. Nivens, 2nd P. Chamberlain. @ 7:33pm. All approved Motion carried.

Respectfully Submitted by

Margaret (Peg) Chamberlain, Secretary

Minutes Approved on March 23,2023

