



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 Wednesday March 1, 2023, at the Clubhouse, 7001 36th Street, Ellenton, FL 34222. The meeting was called to order by President K. Clapp @ 9:00am. Pledge of Allegiance was said. 28 residents were in attendance.

Secretary: P Chamberlain reported that all members were properly notified by notice and the agenda was posted February 26, 2023 and via email. A quorum is present with members K. Clapp, S. Nivens, P. Bader, D. Muye & P. Chamberlain in attendance.

Treasures Report: Nothing to report.

Committee Reports:

- **Budget & Finance:** Nothing to report.
- **Capital Projects:** Nothing to report.
- **Facilities & Grounds: D. Muye reported:** 1.) No suction on the pool skimmers, Lapensee sending a tech to adjust water level. 2.) Dale will be starting work next week on preserve clean up project. 3.) Will research plumbers. P. Bader reported backflow will be done by March 3rd. S. Nivens question status on swales. P. Chamberlain will submit application for Manatee County Matching Grant for swale restoration.
- **Architectural Review:** nothing to report.
- **Social:** P. Chamberlain announced there will be a St. Patricks' Day Party w/ signup.

Unfinished Business:

- Concern Forms: K. Clapp will handle all concern forms on a case-by-case basis and will provide written guidelines as to how forms will be addressed and shared to residents.
- AED: Grant response was \$800 savings; cost would be \$1000.00. P. Bader shared 3 estimates. E. Hollick suggested a self-test device, J. Albrecht suggested contacting local fire department for a recommendation, K. Clapp to contact local fire department. Location & method to hang device in clubhouse was discussed.
- P. Bader to contact electricians for estimate to run clubhouse air off the generator.

New Business:

- **Architectural Review:** Lot #96 requested to install cement edging. K. Clapp made a motion to approve. Motion carried.
- P. Bader reported the Rules and Regulations need to be updated to reflect \$125.00 monthly HOA. Will present at March 26th meeting for vote.
- P. Bader to contact Oakley regarding gift card.
- P. Bader to organize committee for Emergency Preparedness.

Resident Comments:

Question on treatment of Brazilian peppers and pond treatment.

Question if pond treatment is late.

Adjournment: There being no further business, a motion to adjourn was made by K. Clapp 2nd D. Muye. @9:50am. K. Clapp made a motion to adjourn. Motion carried. Next meeting scheduled for Thursday March 9, 2023 @ 9:15am.

Respectfully Submitted by:

Margaret (Peg) Chamberlain Secretary

Minutes Approved on March 23, 2023

