



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 March 9, 2023, at the Clubhouse, 7001 36<sup>th</sup> Street, Ellenton, FL 34222. The meeting was called to order by President K. Clapp @ 9:00am. Pledge of Allegiance was said 6 residents were in attendance.

**Secretary:** P Bader for P Chamberlain reported that all members were properly notified by notice and the agenda was posted on March 7 2023 and via email. A quorum was present with members K. Clapp, S. Nivens, P. Bader. D. Muye excused & P. Chamberlain via telephone.

**Treasures Report:** Nothing to report.

**Committee Reports:**

- **Budget & Finance:** Nothing to report
- **Capital Projects:** Nothing to report.
- **Facilities & Grounds:** P. Bader reported the pool pump will need replacing within the 12 months with a Lapensee estimate for parts & labor is \$1850.00 and contacted Rayco Electric for an estimate on connecting clubhouse air conditioner to generator. K. Clapp reported: Andy's tree service will remove 2 palms and grind stump this Saturday for \$600.00. D. Muye. Will be contacting Rick Richards Inc. to request additional estimate on preserves, update on the stump grinding / Dale and hose bib repair by Lapensee.
- **Social:** Nothing to report
- **Emergency Preparedness:** P. Bader reported that red folders are completed.

**Unfinished Business:**

- **Swales / Grant status**
  - S. Nivens reported he walked the 2 swale locations, and his opinion is that the Mendoza swale problem is runoff from sidewalk down to swales. Discussion of having Mendoza side of swale raised, to avoid runoff.
  - P. Chamberlain shared grant requirements. Will contact D. Muye to confirm his new estimate request projects. Will wait until March 23<sup>rd</sup> meeting to obtain board approval for grant application.

**New Business:**

- **Architectural Review:** K. Clapp reported: Lot # 35 & #36 to jointly install a French drain. #35 to remove a hedge, and Lot #1 to remove large tree in front. K. Clapp made a motion to approve all requests, 2<sup>nd</sup> P. Chamberlain Motion carried.
- **Written job descriptions for Board members:** K. Clapp requested carry over to next meeting.

**Resident Comments:** 1.) maximize the matching grant and use reserve money if needed to pay for priority projects, 2.) Shared that county grant dollars are from state funds, 3.) discussion of incoming new resident paperwork, 4.) request dead palm near house be cut down in preserve.

Question on treatment of Brazilian peppers and pond treatment.

**Adjournment:** There being no further business, a motion to adjourn was made by S. Nivens 2<sup>nd</sup> by K. Clapp. @10:00am. Motion carried. Next meeting scheduled for Thursday March 23, 2023 @ 6:00pm.

Respectfully Submitted by:

Margaret (Peg) Chamberlain Secretary

Minutes Approved on March 9, 2023