



Regular Board Meeting Minutes, North River Estates Community Association, Inc.

A Regular Meeting of the elected directors of the North River Estates Community Association, Inc, was held on Thursday April 27, 2023, at the Clubhouse, 7001 36th Street, Ellenton, FL 34222. The meeting was called to order by President K. Clapp @ 6:00pm. Pledge of Allegiance was said, 23 residents were in attendance.

President's Comments: K. Clapp announced the appointment of Steve Simpson to the NRE Board of Directors. K. Clapp made a motion to appoint Steve Simpson to the NRE Board of Directors in the capacity of Member at Large. 2nd by P. Chamberlain. Motion carried.

Secretary: P Chamberlain reported that all members were properly notified by notice and the agenda was posted on April 25, 2023 and via email. A quorum was present with members K. Clapp, S. Nivens, P. Bader. S. Simpson & P. Chamberlain.

- P. Chamberlain stated there were no changes or corrections to the March 23, 2023 minutes and a made a motion to waive the reading of the March 23rd minutes and approve them as distributed, 2nd by S. Simpson. Motion Carried.
- Next Board Meetings are May 9, 2023 and May 25, 2023. Board office hours will be 9:00am on May 9, 2023 & May 23, 2023.

Treasures Report: P. Bader reviewed the financial statement ending March 31, 2023. The balance sheet was posted on community property. P. Bader made a motion to accept the March 31, 2023 , financial statement, 2nd by K. Clapp. Motion carried. (Posted balance sheet filed with minutes in office).

Committee Reports:

- **Budget & Finance:** P. Bader reported that all accounts are current, and 2024 coupon will reflect bylaws late fee.
- **Capital:** K. Clapp reported that Aqua Doc blew pool lines and replaced 2 seals at no charge and pool warranty paperwork was received. Working on obtaining estimates for sealing the pool deck pavers, as recommended by the paver manufacturer.
- **Facilities & Grounds:** Mulch deliver / laying this Saturday, AED backordered, Pond maintenance contractor recommended adding carp to ponds/ P. Bader completing Fish & Wildlife permit, S. Simpson researching internet /streaming options. S. Simpson will research options for replacing internet & cable services.
- **Social:** B. Pare shared upcoming events.
- **Emergency Preparedness:** S. Simpson to lead the committee. Anyone interested in working on this committee, please contact S. Simpson. Will begin developing plans for upcoming hurricane season.

Unfinished Business: none

New Business:

- **Architectural Review:** K. Clapp made a motion to approve the following ARC requests, 1.) Lot #95 for new landscaping, 2.) Lot #30 for removing a bush and planting a tree, 3.) Lot #41 new concrete edging, 4.) Lot 51 for a new roof. 2nd by P. Chamberlain. Motion carried.
- **Hose Disposal:** P. Bader made a motion to dispose of 3 garden hoses and the purchase of one hose, not to exceed \$75.00. 2nd by K. Clapp. Motion carried.
- A second Regular Board meeting will now be held approximately 10 days after meetings, to approve minutes in a timely manner.

Resident Comments:

- 1.) Adding carp to ponds in the past did not improve ponds, 2.) Why were board job descriptions taken off agenda, 3.) Shared roofing options from home show, 4.) Question why pool pavers are being sealed.

Adjournment: There being no further business, a motion to adjourn was made K. Clapp, 2nd by P. Chamberlain. Motion carried at 7:00pm. Next meeting scheduled for May 9, 2023 at 9:00am.

Respectfully submitted by:

Margaret (Pegi) Chamberlain

Minutes approved on May 9, 2023.