



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 23, 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 13 residents were in attendance.

President's Comments: K. Clapp recognized the passing of resident Virg Mellott with a moment of silence. Will start 2 Board Member meetings in the office. Date and time will be shared with residents.

Secretary: P Chamberlain reported that all members were properly notified by notice and the agenda was posted on March 21, 2023 and via email. A quorum was present with members K. Clapp, S. Nivens, P. Bader. D. Muye & P. Chamberlain.

- P. Chamberlain stated there were no changes or corrections to the February 23, 2023 minutes and a made a motion to waive the reading of the February 23rd minutes and approve them as distributed, 2nd by S. Nivens. Motion Carried
- P. Chamberlain stated there were no changes or corrections to the March 1, 2023 minutes and a made a motion to waive the reading of the March 1, 2023 minutes and approve them as distributed, 2nd by S. Nivens. Motion Carried
- P. Chamberlain stated there were no changes or corrections to the March 9, 2023 minutes and a made a motion to waive the reading of the March 9, 2023 minutes and approve them as distributed, 2nd by S. Nivens. Motion Carried

Treasures Report: P. Bader reviewed the financial statement ending February 28, 2023. The balance sheet was posted on community property. D. Muye made a motion to accept the February 28, 2023, financial statement, 2nd by K. Clapp. Motion carried. (Posted balance sheet filed with minutes in office).

Committee Reports:

- **Budget & Finance:** P. Bader discussed the need for and made a motion to approve the Action to Waive Reporting Requirements for the 2022 Tax Year. 2nd D. Muye. Motion carried.
- **Facilities & Grounds:** D. Muye reported: hose bib was replaced, no mulch work this month, Ridgewood fence replaced, pool levels are good.
- **Social:** P. Chamberlain reported April 15th Spring Fling event and upcoming organizational meeting for Derby Party.
- **Emergency Preparedness:** Nothing to report

Unfinished Business:

- **Swales / Grants:** D. Muye made a motion to approve a grant application for two swale restorations for no more than \$4500.00, to be paid from reserves. 2nd, K. Clapp. Motion carried. This is now a Capital Project.
- **Rules and Regulation Revision:** P. Bader made a motion to change Rules and Regulation VII Miscellaneous 5.16-leases, section B to change Maintenance fee of \$125.00 per month. 2nd K. Clapp. Motion carried.

- **AED:** D. Muye made a motion to purchase, from reserve funds, a Heartstart AED, Fast response Kit and Cabinet for \$1163.95, plus any shipping fees. 2nd P. Bader. Motion carried.

New Business:

P. Bader made a motion to authorize Newby to reinstate the \$25 late fee on monthly maintenance fee beginning April 2023. 2nd D. Muye. Motion carried.

Resident Comments: 1.) Using reserve funds is fiscally the right decision, 2.) Is AED needed with EMT so close, 3.) When was the decision to remove late fee voted on, 4.) The county will come to clubhouse for AED training at \$10 pp,

Adjournment: There being no further business, a motion to adjourn was made by S. Nivens 2nd by K. Clapp. @6:57pm. Motion carried. Next meeting scheduled for Thursday April 27, 2023 @ 6:00pm.

Respectfully Submitted by

Margaret (Pegi) Chamberlain

Minutes Approved on 4/27/ 2023