



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 at 9:00am on Tuesday May 9, 2023, at the Clubhouse, 7001 36<sup>th</sup> Street, Ellenton, FL 34222. The meeting was called to order by Secretary P. Chamberlain, for President K. Clapp. The Pledge of Allegiance was said. Two residents and Mark Lind from Newby Management were in attendance.

**Comments:**

P. Chamberlain acknowledged the resignation of Scott Nivens and thanked him for his time served on the North River Estates Board of Directors.

President K. Clapp has approved the appointment of Roy Kitterman to the Board of Directors. P. Chamberlain made a motion to appoint Roy Kitterman to the North River Estates Board of Directors. 2<sup>nd</sup> by P. Bader. Motion carried.

P. Chamberlain made a motion to appoint Roy Kitterman to the position of Vice President on the North River Estates Board of Directors. 2<sup>nd</sup> S. Simpson. Motion carried.

**Secretary:** P Chamberlain reported that all members were properly notified by notice and the agenda was posted on May 7, 2023 and via email. A quorum was present with members P. Bader. S. Simpson, R. Kitterman & P. Chamberlain and with K. Clapp via telephone.

- After discussion, P. Chamberlain stated the presented April 27,2023 minutes will now reflect the addition of, upon the recommendation of the pavers manufactures, to be added to the final sentence of the Capital Committee Report. P. Chamberlain made a motion to waive the reading of the April 27, 2023 minutes and approve them as amended. 2<sup>nd</sup> by S. Simpson. Motion Carried.
- Next Board Meetings are May 25, 2023 at 6:00pm and June 13, 2023 at 9:00am.

**Treasures Report:** None

**Committee Reports:**

- **Budget & Finance:**
- **Capital:**
- **Facilities & Grounds:**
- **Architectural Review:** Discussed Lot # 82 request for installation of generator.
- **Social:**
- **Emergency Preparedness:**

**Unfinished Business:** none

**New Business:** none

**Resident Comments:** 1.) Question amount of monthly water bill.

**Adjournment:** There being no further business, a motion to adjourn was made by P. Chamberlain.  
2<sup>nd</sup> S. Simpson. Motion carried at 9:30am.

Respectfully submitted by:

Margaret (Pegi) Chamberlain

Minutes approved on May \_\_\_\_\_, 2023