



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 May 25, 2023, at the Clubhouse, 7001 36<sup>th</sup> Street, Ellenton, FL 34222. The meeting was called to order by President K. Clapp @ 6:00pm. Pledge of Allegiance was said, 24 residents were in attendance.

**President's Comments:** none

**Secretary:** P Chamberlain reported that all members were properly notified by notice and the agenda was posted on May 23, 2023 and via email. A quorum was present with members K. Clapp, R. Kitterman, P. Bader. S. Simpson & P. Chamberlain.

- P. Chamberlain stated there were no changes or corrections to the May 9, 2023 minutes. Therefore, she made a motion to waive the reading of the May 9, 2023 minutes and approve them as distributed, 2<sup>nd</sup> by P. Bader. Motion Carried.
- Required signatures was on the agenda in error.

**Treasures Report:** P. Bader reviewed the financial statement ending April 30, 2023. The balance sheet was posted on community property. P. Bader made a motion to accept the April 30, 2023, financial statement, 2<sup>nd</sup> by S. Simpson. Motion carried. (Posted balance sheet filed with minutes in office).

**Committee Reports:**

- **Budget & Finance:** P. Bader reported on past-due accounts, new residents, and a 2024 budget process timeline (filed with minutes). P. Chamberlain suggested posting pages 3 & 4 of monthly financials for residents to view.
- **Capital:** K. Clapp reported that we received one pool deck sealcoating estimate of \$2,770.00. Reiterated that no food or drinks (includes alcohol) allowed on pool deck as per State of FL law.
- **Facilities & Grounds:** R. Kitterman reported that Dale repaired 3 irrigation lines and replaced 30 sprinkler heads. K. Clapp authorized the work. R. Kitterman will purchase a new lock for 70<sup>th</sup> St. gate. Residents were reminded to keep the main gate closed. P. Chamberlain offered to provide electrical and paver sealing contact names.
- **Architectural Review:** Reviewed & discussed a request from Lot #18 for a partial shutter. After discussion, owner was told a full shutter is required and her ARC request was denied.
- **Social:** B. Parre shared upcoming event information.
- **Web:** P. Chamberlain shared concerns that former residents still have access to the web page and resident private information is accessible by former residents. Peggy Bader will discuss with Jerry Salvucci and Big Fish. Discussed adding additional advertising to the web page as a revenue source. Web page will be updated to reflect no NRE phone number and add new pictures.
- **Emergency Preparedness:** S. Simpson discussed that he is working on the development of a hurricane preparedness plan and phone calling tree.

**Unfinished Business: None**

**New Business:**

- **Architectural Review:** K. Clapp made a motion to approve the following ARC requests, 1.) #18 – screen in portion of carport, 2.) Lot #38 – Reseal driveway, 3.) Lot #58 – new landscaping, 4.) #82 - Installation of generator/2 propane tanks. K. Clapp made a motion to approve the four (4) ARC requests. 2<sup>nd</sup> by S. Simpson. Motion carried.
- **Board job descriptions:** K. Clapp provided copies of the board’s job descriptions and discussion was held regarding secretarial duties.
- **Inserting new line item to financial statement:** S. Simpson requested that a line item be added to the financial statement under – Emergency/Storm Funding. He explained that you do not fund the line item, but only use it to capture hurricane or storm related expenses in the event you need to submit a request to FEMA for reimbursement. P Bader will work with Newby Management on this matter.
- **Landscaping increase:** K. Clapp reported that Dale has notified NRE of a rate increase effective July 1, 2023. 2 board members are meeting with Dale on May 26, 2023 to discuss.
- **Phone, Internet & cable:** S. Simpson demonstrated how effective an inside antenna is on the clubhouse TV. He suggested that we eliminate cable in clubhouse & gym and the telephone service in the office, keeping internet only and obtain two (2) antennas. Discussion followed.  
  
S. Simpson made a motion to disconnect the cable & phone service through Spectrum and purchase two (2) indoor antennas at approx. \$39.99 each, 2<sup>nd</sup>by R Kitterman. Motion carried.

**Resident Comments: none**

**Adjournment:** There being no further business, a motion to adjourn was made by S. Simpson, 2<sup>nd</sup> by P. Bader. Motion carried at 7:27pm.

Respectfully submitted by:

Peggy Bader, BOD

Minutes approved 13, June, 2023

Next Board Meeting is on June 13, 2023 @ 9:00am and June 22, 2023 @ 6:00pm