



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, June 22, 2023, at the Clubhouse, 7001 36th Street, Ellenton, FL 34222. The meeting was called to order by President K. Clapp at 6:00 PM. Pledge of Allegiance was said, 23 residents were in attendance.

President's Comments: no comments

P. Chamberlain informed the BOD and owners that she was recording the meeting with an electronic recording device.

Secretary: E. Hollick reported that all members were properly notified by notice and the agenda was posted on June 20, 2023, and via Constant Contact email. A quorum was present with members K. Clapp, R. Kitterman, P. Bader. S. Simpson (by phone) & P. Chamberlain.

E. Hollick stated there were no changes or corrections to the June 13, 2023, minutes.

P. Bader made a motion to waive the reading of the June 13, 2023, minutes, 2nd by K. Clapp. Motion Carried.

P. Chamberlain made a motion to accept the June 13, 2023, minutes as distributed, 2nd by K. Clapp. Motion Carried.

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

Committee Reports:

Budget & Finance: P. Bader reminded BOD and owners that a project list handout was available in the clubhouse and would be distributed via Constant Contact. The goal is to elicit owner input as part of the 2024 budget process.

Capital: None

Facilities & Grounds: R. Kitterman reported that the replacement of the 7 sprinkler heads to replace broken heads around the common area of the clubhouse (approved by BOD on 06/11/2023) is on hold due to the 15-year-old sprinkler pump (located to the left of the clubhouse) needing repair or replacement. R. Kitterman will research and bring options to the BOD in the future.

Architectural Review: None

Social: 4th of July & July Birthday Celebration, Tuesday, July 4th. Signup sheet is available in the clubhouse.

Unfinished Business:

Jack's Landscaping Contract: K. Clapp and R. Kitterman met with Dale to discuss the proposed contract increase of 3.5% and 4% fuel charge. After discussion, a contract increase of 2.5% and 4% fuel charge was mutually agreed upon. K. Clapp, R. Kitterman and Dale have discussed the scheduling of: clubhouse trimming (3x year), invasive species spraying, and invasive Brazilian Pepper tree removal (schedule pending). Mowing related concerns, brought to the attention of the BOD, were also discussed with Dale. K. Clapp made a motion to approve Jack's Landscaping Contract (2.5% increase, 4% fuel charge, commencing 07/01/2023), 2nd by P. Chamberlain. Motion Carried.

Seal deck pavers: R. Kitterman reported details regarding the three quotes that were received and reviewed. R. Kitterman verified the sealant was a water-based sealant with a life expectancy of 2-3 years, to answer a question from an owner. R. Kitterman recommended moving forward with proposal from Eric Martinez, Americ Pressure of Palmetto, FL. S. Simpson made a motion to contract with Eric Martinez, Americ Pressure of Palmetto, FL. for pool deck paver sealing at a cost of \$2632.00, 2nd by R. Kitterman. Motion Carried.

Clubhouse (lawn irrigation system) sprinkler pump: vote tabled pending outcome of research (see Facilities & Grounds) under Committee Reports.

New Business:

Carpet Cleaning: P. Bader shared that Knight's Flooring was scheduled (Wednesday, 06/28/2023) to clean the carpets in the clubhouse, library, exercise room, and clubhouse office. Knight's is the vendor that has been used in the past. P. Bader made a motion to contract with Knight's Flooring for clubhouse carpet cleaning at a cost of up to \$400.00, 2nd by S. Simpson. 4 Ayes, 1 No (P. Chamberlain) Motion Carried.

Architectural Review Request: K. Clapp reviewed an ARC request for lot #54 for repainting painted trim on front of home. K. Clapp made a motion to approve the ARC request, 2nd by R. Kitterman. Motion Carried.

Second occupant acceptance: P. Bader explained that lot #66 has asked the BOD via written letter to allow a second occupant, sister-in-law that would be visiting with total days exceeding the visitation limits outlined in the HOA Rules & Regulations. Background check was completed by Newby Management. K. Clapp made a motion to approve the second occupant request, 2nd by R. Kitterman. Motion Carried.

Resident Comments:

Lot #55: Requested monthly Coffee Hour be publicized via Constant Contact. E. Hollick to follow-up with E. Pare and F. St. Clair

Lot #26: Inquired about schedule for Pond Maintenance. The pond contractor comes before the end of each month.

Lot #21: Inquired about eating and drinking in the pool area. Wet Pool Deck is 4 feet from the water. Tables under awning are beyond 4 feet, so food and beverages can be enjoyed at the tables. Note: glassware is not allowed within 50 feet of the water. Owners have been asked to refrain or at least be extra careful when bringing food and drink to the table area until the pavers are sealed.

Lot #21: Inquired about chatter regarding "liability concerns related to alcoholic beverages". P. Bader provided the liability insurance limits. In the event of a successful lawsuit or settlement, all owners would be financially responsible to contribute towards any financial rewards/costs that exceed their liability insurance limits. Spirited discussion was shared by many of the owners present.

Adjournment: There being no further business, a motion to adjourn was made by S. Simpson, 2nd by K. Clapp. Motion carried. Adjourned at 6:40 PM.

Respectfully submitted by:

Erik Hollick, BOD

Minutes approved July 11, 2023

Next Board Meeting is on June 22, 2023, 6:00 PM