



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, July 27, 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, 20 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 July 24, 2023, and via Constant Contact email. A quorum was present with members K. Clapp, R. Kitterman, P. Bader, S. Simpson, and P. Chamberlain.

E. Hollick stated there were no changes or corrections to the July 11, 2023, minutes.

S. Simpson made a motion to waive the reading of the July 11, 2023, minutes, 2nd by R. Kitterman. Motion Carried.

K. Clapp made a motion to accept the July 11, 2023, minutes as distributed, 2nd by S. Simpson. Motion Carried.

Treasures Report: P. Bader reviewed the financial statement ending June 30, 2023. The balance sheet was posted on community property. P. Bader made a motion to accept the June 30, 2023, financial statement, 2nd by P. Chamberlain. Motion Carried. (Posted balance sheet filed with minutes in office)

Committee Reports:

Budget & Finance: P. Bader shared that approximately 5 project list feedback forms have been turned in. P. Bader shared that she will be putting the initial 2024 Budget framework together (with assistance from J. Salvucci). This framework will be the basis for BOD discussion at a future meeting.

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) has been completed and are working.

R. Kitterman reported that the 15-year-old sprinkler pump (located to the left of the clubhouse) is in need of repair and is awaiting the arrival of a replacement relay. The pump is working despite being noisier than it should be.

R. Kitterman reported that the middle pond (one with the bench) is being treated by the pond service vendor for a high bacteria level. Pond service vendor will advise on next steps after evaluating outcome of treatment.

R. Kitterman reiterated that the pond service vendor has recommended servicing the ponds twice a month during the summer months. Also, the vendor is not recommending fountains or aeration devices, as the ponds are too shallow for proper operation. Board to have further discussion after some research. Vendor willing to speak with BOD and NRE community.

There was discussion of how the ponds are numbered in the community. R. Kitterman will discuss the numbering scheme with the pond service vendor.

Paver deck sealing was completed July 14th, and the pool reopened for use on July 15, 2023.

P. Bader shared that the invoice for Jack's Landscape with the negotiated rate increase was received and billed correctly.

R. Kitterman and S. Simpson shared that they are continuing to gather information for submission to the County requesting grant funds to contribute to the reconditioning of swails in the community.

R. Kitterman informed the BOD regarding a few maintenance projects requiring approval to fund:

Clubhouse AC Unit UV lightbulb and replacement, \$137.00. P. Bader made a motion to fund purchase. 2nd by S. Simpson. Motion Carried.

Clubhouse Men's room toilet (float, flapper, supply line), \$53.27. S. Simpson made a motion to fund purchase. 2nd by K. Clapp . Motion Carried.

S. Simpson shared that he and John St. Clair are troubleshooting the outdoor pool speakers not working. They have found the Pioneer sound system (located in the exercise room) is only producing mono sound. They have also found the sound signal is being received in the electrical utility room. Their next efforts will focus on the transmission to the speakers.

Architectural Review: None

Social: B. Pare shared that August 2023 events include, Monthly Birthday Potluck (08/05), Ice Cream Social & Cornhole Tournament (08/09), Community Coffee (8/12), and AED Training (during Community Coffee) (8/12).

P. Bader shared that the NRE Community Welcome Letter, provided to new owners/residents has been updated.

Unfinished Business: None

New Business:

Architectural Review Request: K. Clapp reviewed an ARC request for lot:

1. #56 for installation of gutter guards.
2. #38 for installation chair lift (by VA).
3. #45 requesting HOA trim trees overhanging property. This request was originally reviewed during the 07/11/2023 BOD meeting when R. Kitterman agreed to speak with the owner and obtain survey diagram with lot dimensions to determine property and common ground boundaries.

K. Clapp made a motion to approve the ARC request #1 and #2. 2nd by P. Bader. Motion Carried.

S. Simpson made a motion to deny ARC request #3, until other tree work in the community is scheduled and tree company recommendation is obtained on best course of action. 2nd by K. Clapp. Motion Carried (request denied).

Liability Insurance: K. Clapp provided a status update pertaining to information received from the insurance agent regarding a potential Liquor Liability endorsement for the HOA's general liability insurance, and pricing to consider increasing Umbrella Liability coverage from the current \$5Million to \$10Million. K. Clapp also informed the BOD that the received information has been shared with the HOA retained attorney for review, feedback, and draft of a waiver of liability the BOD may consider adopting for private use of the HOA clubhouse. More discussion to follow at a future BOD meeting.

K. Clapp shared that arrangement had been made with the Pool Sign vendor to remove the verbiage regarding intoxicating beverages, and to clarify what the "wet deck" area referred to. P. Bader made a motion to fund up to \$50.00 to revise the wording on the pool sign. 2nd by R. Kitterman. Motion Carried.

Resident Comments:

Lot #1: Inquired why BOD meeting were being recorded. **BOD Response:** A BOD member likes to refer back to the recordings if questions arise.

Lot #94: Inquired about the small pool sign being revised to reflect correct spelling of the word “privileges” and the discrepancy between ages on small pool sign and large pool sign. **BOD Response:** small pool sign to be removed as it is not required.

Lot #55: Expressed concern with a fellow resident threatening to call the County Board of Health regarding the community Potluck dinners. **BOD Response:** Would request that if there is a concern with the potluck dinner, the concern be addressed to the coordinators of the dinner. Would hope County Board of Health would not be involved in a community concern/disagreement.

Lot #23: Inquired why Umbrella Liability Insurance was increased from \$1Million coverage to \$5Million, and why is the BOD considering an increase to \$10Million. **BOD Response:** The increase in 2023 from \$1Million coverage to \$5Million was because the insurance underwriter would not issue a \$1Million coverage. The consideration to increase coverage to \$10Million is to protect the community and lessen the likelihood of all NRE owners needing to levied with a special assessment if the community is subject to a lawsuit where costs and damages exceed \$10Million.

Lot #23: Inquired why some expenses are voted on by the BOD and other expenses don't seem to be voted on. **BOD Response:** Many of the monthly expenses are covered in building and adoption of the annual HOA Operating budget. Items that are not necessarily explicit in the budget line items tend to be voted on for awareness by the BOD and transparency to the NRE community.

Lot #23: Inquired what happens if at the end of the year, the costs are greater than the budget. **BOD Response:** If there was a yearend deficit (operating costs exceeded the operating budget), the BOD would need to vote to use funds from the reserve to meet obligations. Reminder that at the annual meeting, owners are asked to approve that if there are excess operating funds at the end of the year, those excess funds are transferred to the reserves.

Lot #51: Inquired if anyone knew about a neighbor being transported by ambulance out of the community on the evening of July 26, 2023. **BOD Response:** BOD did not have any information, and no owner participants had information either.

Lot #94: Inquired if 2024 budget planning involved a monthly HOA fee increase above the current \$125.00 per lot per month. **BOD Response:** The thinking behind the 2023 monthly HOA fee increase from \$110.00 per lot per month to \$125.00 per lot per month, was to provide the BOD the ability to allocate the increased funds between the Operating Budget and Reserves. In 2023, \$30Thousand is being allocated to Reserves. The thought process to begin the 2024 budget planning does not currently include an increase to the monthly HOA fee.

Lot #23: Inquired if background checks are conducted on people that move to NRE that are not owners. **BOD Response:** When it is known that a new person is living in the community, not just visiting, they fill out the background check application and pay the background check fee. Background checks are completed by Newby.

Adjournment: There being no further business, a motion to adjourn was made by P. Chamberlain, 2nd by S. Simpson. Motion carried. Adjourned at 7:10 PM.

Respectfully submitted by:

Erik Hollick, BOD

Minutes approved August 8, 2023

Next Board Meeting is on August 8, 2023, 9:00 AM