



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 Tuesday, October 10, 2023, at the Clubhouse, 7001 36th Street, Ellenton, FL 34222. The meeting was called to order by Vice President R. Kitterman at 9:00 AM. Pledge of Allegiance was said. 1 resident was in attendance.

President's Comments: None

Secretary: E. Hollick reported that all members were properly notified by notice and the agenda was posted on October 7, 2023, and via Constant Contact email. A quorum was present with members, R. Kitterman, P. Bader, and S. Simpson. K. Clapp and P. Chamberlain were excused.

E. Hollick stated there were no changes or corrections to the September 28, 2023, minutes.

S. Simpson made a motion to waive the reading of the September 28, 2023, minutes, 2nd by R. Kitterman. Motion Carried.

P. Bader made a motion to accept the September 28, 2023, minutes as distributed, 2nd by S. Simpson. Motion Carried.

Treasures Report: no financial report

Committee Reports

Budget & Finance: None

Capital: S. Simpson shared that the site visit step of the 2024 Manatee County Neighborhood Enhancement Grant process is scheduled for October 26, 2023.

Facilities & Grounds: R. Kitterman reported the pool is being cleaned properly by LaPensee. R. Kitterman reported he is monitoring the pressures of the equipment. R. Kitterman also confirmed that the pool heater is on all the time, yet only runs when needed to keep the water temperature at 84 degrees Fahrenheit. P. Bader reminded everyone of the policy to manually shut off the heater when there are consecutive cold days (where using the pool would be unlikely).

R. Kitterman reported efforts to find an electrician that could tie the clubhouse air conditioning unit to the generator emergency power panel remains difficult.

R. Kitterman reported he will be contacting electricians to obtain estimates on replacement of the sprinkler system pump relay.

R. Kitterman shared that he is obtaining estimates for the potential installation of ballads in front of the mailboxes.

Architectural Review: None

Social: P. Bader shared that the Social and Activities Committee would be meeting on Friday, October 13, 2023.

Unfinished Business: None

New Business: None

Resident Comments: None

Adjournment: There being no further business, a motion to adjourn was made by S. Simpson, 2nd by R. Kitterman. Motion carried. Adjourned at 9:08 AM.

Respectfully submitted by:

Erik Hollick, BOD

Minutes approved October 26, 2023

Next Board Meeting is on October 26, 2023, 6:00 PM