



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, September 12, 2023, at the Clubhouse, 7001 36th Street, Ellenton, FL 34222. The meeting was called to order by President K. Clapp at 9:00 AM. Pledge of Allegiance was said. 3 residents were in attendance.

President's Comments

S. Simpson asked for a moment of silence for 09/11 reflection.

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 September 9, 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 August 24, 2023, minutes.

K. Clapp made a motion to waive the reading of the August 8, 2023, minutes, 2nd by R. Kitterman. Motion Carried.

P. Chamberlain made a motion to accept the August 8, 2023, minutes as distributed, 2nd by K. Clapp. Motion Carried.

Treasures Report: no financial report

Committee Reports

Budget & Finance: Tropic Air will bill NRE vs. using NRE credit card. This will eliminate the 3% credit card use charge by Tropic Air.

Capital: None

Facilities & Grounds: R. Kitterman reported he has scheduled a discussion with Dale from Jack's Landscaping and Ed from Pond Maintenance Vendor on Friday, 09/15/2023 to review responsibilities and scope of work related to each vendor.

R. Kitterman reported the pool was not being cleaned properly by LaPensee due to a new employee. Additional instruction provided to employee; the situation should be rectified.

R. Kitterman reported securing an estimate of approximately \$12,000.00 for needed tree work around the community.

R. Kitterman reported discussion with owners of lot #59 regarding the trimming of low branches that impedes the mowers. Owner have indicated they may request to remove the tree entirely.

R. Kitterman shared a request from some owners for a designated smoking area outside of the clubhouse, with a bench and butt bucket. Potential locations to be assessed.

Architectural Review: None

Social: None

Unfinished Business

Weed Concerns: K. Clapp provided an update regarding three recent weed concerns reported to the BOD

- Lot # 74 discussion with owner – situation mitigated
- Lot #90 discussion with owner – situation mitigated
- Lot #34 discussion with owner – awaiting resolution

New Business:

Architectural Review Request: Lot #36 installation of decorative shutters for two windows on front of house facing the road. K. Clapp made a motion to approve the ARC, 2nd by R. Kitterman. Motion Carried.

Lot #27: discussion regarding addendum to approved ARC request. Written addendum to be reviewed and voted on at next BOD meeting.

Lot #95: discussion regarding addendum to approved ARC request. Written addendum to be reviewed and voted on at next BOD meeting.

Walk thru proposed 2024 HOA Budget: P. Bader facilitated a line-item by line-item review of the proposed 2024 budget. Full BOD discussion during budget review. Budget will be presented for vote of acceptance at next BOD meeting.

Resident Comments: None

Adjournment: There being no further business, a motion to adjourn was made by K. Clapp, 2nd by P. Chamberlain. Motion carried. Adjourned at 10:56 AM.

Respectfully submitted by:

Erik Hollick, BOD

Minutes approved September 28, 2023

Next Board Meeting is on September 28, 2023, 6:00 PM