



North River Estates Community Association

Annual Membership Meeting Minutes

November 10, 2022

A meeting of the membership of North River Estates Community Association, Inc. was held on Thursday, November 10, 2022, at the Clubhouse, 7001 36th St. E. Ellenton, FL 34222. The meeting was called to order by Acting President, Kathie Mellott at 7:10pm. Pledge of Allegiance was said.

Kathie Mellott, Acting President:

- Introduced Mark Lind from Newby Management. Mr. Lind explained the vote calculation process. Tallying the ballots will be David Woehr, Barb VanSlyk, Bob Stokes & Becky Baker.

Number of residents in attendance: 51.

Pegi Chamberlain, Acting Secretary:

Affirm that the membership was properly notified as follows:

- First Notice of annual Membership Meeting & Election of Directors with Notice of Candidacy was mailed via USPS on September 1, 2022.
- Second Notice of Annual Membership Meeting & Election of Directors along with Agenda and Proxy was mailed via USPS on October 1, 2022. The second notice also included the Notice and agenda of the Organizational Meeting of the Board of Directors immediately following the membership meeting. All Notices were properly posted on the association property in advance of the membership meeting and via email.

A quorum is present with 36 proxies received either via mail or drop off. There are 26 lot owners present via member sign-in sheets for a total of 62 voting members. (Per By-Laws Article III Voting 3.03 quorum must be 25% of lot owners / members of total 97 lots = 25).

The minutes from the November 11, 2021 meeting were read by the Acting Secretary. A motion by John St. Clair to approve the minutes, 2nd E. Hollick. Kathie Mellott called for the vote: Motion carried by unanimous voice Ayes.

Unfinished Business:

- Pegi Chamberlain presented required contractor information for Paul Heymans' Tree Service for Lot# 89 Tree Project / Victory Road Trees. Peggy Bader made a motion asking the Board to request an arborist opinion prior to 11-22-22 and to pay Paul Heymans' Tree Service \$2500.00 from the General Operating funds or NRE Reserve Funds. Payment is for the removal of 6 trees behind Lot #89 and the cut & sack on the curb the 2 downed trees along Victory Road. 2nd by Erik Hollick. Kathie Mellott called the hand vote: yes 25, no 1. Motion carried.

Unfinished Business continued:

- Peggy Bader discussed Pool Project status and future expenses. Pegi Chamberlain requested a motion to approve the pool contract revision dated 11/6/2022: (a) Installation of 3 step commercial pool ladder @ \$1950.00, additional pool light @ \$700.00 and at no charge, installation of two pipes for volleyball net for a cost of \$2,650.00, 2nd Erik Hollick. Kathie Mellott called the hand vote – yes 24, No 1. Motion carried.

- Peggy Bader made a motion for a Change of Payout once the pool is full, from 20% & 10% final to 25% once full & 5% final 2nd Jeff Albrecht. Kathie Mellott called the hand vote yes 24, No 2. Motion carried.
- Pegi Chamberlain made a motion for payment to Lapensee Pool for 2 invoices (a) Install Stenner Chemical Injection Pump (9/16), parts and labor \$874.68 and (b) Install Flow Meter 10/11, labor only, as meter covered under warranty \$107.00. 2nd Kathie Mellott. Kathie Mellott called the hand vote- yes 24, No 2.

New Business:

- Kathie Mellott requested a motion to approve the adoption of IRS Revenue Ruling 70-60420 (roll over excess income to reserve account). Hand vote 37 yes, No 0.
- Election of Officers: New Officers are Peggy Bader (2 year term), Karen Clapp (2 year term) & Scott Nivens (1 year term).
- Committee Reports:
 - Budget & Finance: Peggy Bader reported that Pete Clapp was paid for the Bowflex.
 - Social: Anne Simpson & Fran St. Clair announce formation of new activities sign-up sheets. Pegi Chamberlain reported sign up sheet for Holiday Party Planning meeting & acknowledged Veterans Honor Board created by Irina Pidan & Dave Muye.

There were no owner comments.

Adjournment: Kathie Mellott – There being no further business, requested a motion to adjourn, 2nd by Erik Hollick. A hand vote: Majority voted to approve.

Meeting Adjourned at 8:50pm.

Respectfully submitted by:

Pegi Chamberlain, Secretary

Minutes approved on November 09, 2023