



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, November 14, 2023, at the Clubhouse, 7001 36<sup>th</sup> Street, Ellenton, FL 34222. The meeting was called to order by President K. Clapp at 9:00 AM. Pledge of Allegiance was said. 0 residents were in attendance.

**President's Comments:** None

**Secretary:** E. Hollick reported that all members were properly notified by notice and the agenda was posted on November 11, 2023, and via Constant Contact email. A quorum was present with members K. Clapp, R. Kitterman, E. Hollick, P. Bader, and S. Simpson.

E. Hollick stated there were no changes or corrections to the October 26, 2023, minutes and made a motion to waive the reading of the October 26, 2023, minutes, 2<sup>nd</sup> by S. Simpson. Motion Carried.

E. Hollick made a motion to accept the October 26, 2023, minutes as distributed, 2<sup>nd</sup> by P. Bader. Motion Carried.

**Board Workshop (discussion only)**

Lift Station concern raised by potential buyer Lot 53. K. Clapp contacted North District and county will be sending a technician to check out the lift station and assess the situation.

ARC Request for Lot 49 regarding installation of poured concrete border. To request 65" between border and tree. Discussion to take place with owner. ARC request to be reviewed at BOD Meeting on 11/30/2023.

ARC related inquiry by potential buyer Lot 53 regarding screening in car port area.

Tree Trimming and Removal was reviewed. R. Kitterman and K. Clapp met with Andy from North Manatee Tree Service, LLC to review the proposed scope of work and negotiated price of \$12,500. Reviewed second estimate/proposal that would be more expensive due to contractor not having needed equipment and rental costs would be passed on to NRE. Discussion of all the work now vs. piecemeal. Proposal to be reviewed at BOD Meeting on 11/30/2023.

All Phase Electrical is putting together options and related cost estimates for adding the clubhouse AC unit on the emergency generator power circuit. The current electrical closet has two separate disconnect panels. Proposal may be to reconfigure into single disconnect panel. Discussed holding off potential early 2024 generator repair until plan for electric panel is reviewed.

Brief discussion to review options for replacement of clubhouse windows. While not an urgent need, it is a large project that could benefit from research and consensus building.

Brief discussion on types of bollards for potential installation by mailboxes. While a nice to have, may not be needed at this time compared to other needs of the community.

Update that Florida Lake & Pond Care LLC was contacted and given notice of NRE's plan to cancel contract as of 11/30/2023.

Richards Inc being vetted by Newby Management. Proposal and contract for Richards Inc, to commence 12/01/2023 to be reviewed at BOD Meeting on 11/30/2023.

**Resident Comments:** None

**Adjournment:** There being no further business, a motion to adjourn was made by R. Kitterman, 2<sup>nd</sup> by S. Simpson. Motion carried. Adjourned at 10:46 AM.

Respectfully submitted by: Erik Hollick, BOD

Minutes approved November 30, 2023

Next Board Meeting is on November 30, 2023, 6:00 PM