



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, February 13, 2024, at the Clubhouse, 7001 36th Street, Ellenton, FL 34222. The meeting was called to order by President K. Clapp at 9:05 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 February 11, 2024, 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 January 25, 2024, minutes.

E. Hollick made a motion to waive the reading of the January 25, 2024, minutes, 2nd by S. Simpson. Motion Carried.

E. Hollick made a motion to accept the January 25, 2024, minutes as distributed, 2nd by P. Bader. Motion Carried.

Treasures Report: None

Committee Report

Budget & Finance: None

Capital: S. Simpson provided an update the NRE Swail Restoration project should be reviewed by the County Board of Commissioners on February 27, 2024.

Facilities & Grounds: R. Kitterman shared an estimate from Florida Power Solutions, Inc, for electrical panel reconfiguration to tie the clubhouse AC unit into the generator power circuit for a cost of \$2,995.00. R. Kitterman will work with the vendor to get approved by Newby Management.

BOD discussed recent reminder to two owners that trash, recycle, and yard waste should not be placed by the curb until after 5:30 PM the evening before the scheduled pick-up date.

P. Bader shared that USA Fence received our letter 2/7/2024 sent via USPS with a return receipt regarding the balance due \$1,103.60 from June 2021. Our letter was in response to a letter from their Collection Auditor. Work was not completed as quoted on fence stabilization and both parties had agreed back in Oct. 2021, that until parts came in to finish the job correctly, the balance would not be paid.

Architectural Review: None

Social: None

Unfinished Business None

New Business:

Architectural Review Request: Lot #97 Request to remove a Palm tree that is causing issues with the driveway. Work to be completed by Manatee Tree Services, Inc. It was noted that prior to the BOD having the opportunity to review and vote on the ARC request, the vendor completed the work. K. Clapp made a motion to approve the ARC request, 2nd by R. Kitterman. Motion Carried with a vote of 4-1.

Board Workshop (for discussion only):

- Discussion of proposed revisions to the “Use of Clubhouse for Private Function” policy for clarity, including a blank “Certificate of Liability Insurance” form with clear guidance as to what is expected to be shown under "producer" and what is to be shown under "certificate holder". Clean form will show no policy numbers, or limits since that is all up to what the "host" has asked to be covered for based on the type of event.

Resident Comments: None

Adjournment: There being no further business, a motion to adjourn was made by K. Clapp, 2nd by R. Kitterman. Motion carried. Adjourned at 10:04 AM.

Respectfully submitted by:

Erik Hollick, BOD

Minutes approved February 29, 2024

Next Board Meeting is on February 29, 2024, 6:00 PM