



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, April 9, 2024, at the Clubhouse, 7001 36<sup>th</sup> Street, Ellenton, FL 34222. The meeting was called to order by President K. Clapp at 9:03 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 April 6, 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 March 28, 2024, minutes.

E. Hollick made a motion to waive the reading of the March 28, 2024, minutes, 2<sup>nd</sup> by S. Simpson. Motion Carried.

S. Simpson made a motion to accept the March 28, 2024, minutes as distributed, 2<sup>nd</sup> by R. Kitterman. Motion Carried.

**Treasurer Report:** None

**Committee Reports:**

**Budget & Finance:** None

**Capital:** S. Simpson provided an update regarding the Manatee County Neighborhood Grant application. The NRE Swail Restoration project will begin in approximately two weeks. It is estimated that the work will take several days to complete.

**Facilities & Grounds:** P. Bader shared a suggested Pool Awning instruction sheet to be kept with the remote control, posted by the pool, posted on the main bulletin board, and sent to all owners via Constant Contact. BOD reviewed and agreed.

R. Kitterman shared that he is looking at additional landscape companies to inform the board regarding the upcoming renewal of contract with Jack's Landscaping.

R. Kitterman shared the generator repair has been completed on 04/08/2024. Repair did include replacement of battery.

R. Kitterman shared that the parking lot light replacement was completed on 04/08/2024.

P. Bader raised the need to schedule a community cleanup day.

R. Kitterman provided an overview of needed mitigation of trees (trimming, removal). S. Simpson made a motion to contract with North Manatee Tree Service for tree trimming and removal of 4 affected areas for an amount of \$3,225.00, 2<sup>nd</sup> by R. Kitterman. Motioned carried.

**Architectural Review:** None

**Social:** None

**Unfinished Business:** None

**New Business:**

**Communications with NRE Sellers and Buyers:** (NRE sellers & realtor, Newby Management, NRE BOD, and Prospective buyers & realtor) Discussion and review of a draft checklist that would be provided to owners that are selling their NRE property. Checklist is intended to aid the seller, seller's realtor, buyer, and buyer's realtor of processes that will make the potential sale and transition smooth.

**Architectural Review Request:**

**Lot #63** requesting to repaint over existing vinyl siding, base house color Grey, shutters and garage door Urban Bronze. On the basis of a garage door being a color other than white, disrupting the neighborhood aesthetic, K. Clapp made a motion to not approve the portion of the ARC request related to the garage door being painted Urban Bronze, 2<sup>nd</sup> by S. Simpson. Motion carried.

K. Clapp made a motion to approve the portion of the ARC request related to the house being painted Grey and the shutters (entry door added by the BOD since most likely an oversight by owner in submitting ARC request) being painted Urban Bronze, 2<sup>nd</sup> by S. Simpson. Motion carried.

**Lot #67 & #68** requesting to remove two Cyprus trees with root interfering with foundations. The BOD tabled acting on this request and will be following up with both owners regarding a few logistical questions (i.e., stump removal).

**Lot #4** requesting to replace AC unit. The unit will occupy same footprint as existing unit and does not interfere with lawn mowing. R. Kitterman made a motion to approve the ARC request, 2<sup>nd</sup> by S. Simpson. Motion carried.

**Lot #63** requesting to install a concrete slab 6' wide along the backside of their home. S. Simpson made a motion to approve the ARC request with the stipulation that "no structure to be built or placed upon the slab", 2<sup>nd</sup> by R. Kitterman. Motion carried.

**Lot #64** BOD reviewed plans for new Jacobson built home to be installed on lot. When site preparation and installation begin, BOD will monitor for compliance with required backsets.

**Resident Comments:** None

**Adjournment:** There being no further business, a motion to adjourn was made by S. Simpson, 2<sup>nd</sup> by K. Clapp. Motion carried. Adjourned at 10:44 AM.

Respectfully submitted by:

Erik Hollick, BOD

Minutes approved April 25, 2024

Next Board Meeting is on April 25, 2024, 9:00 AM