



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, May 7, 2024, at the Clubhouse, 7001 36<sup>th</sup> Street, Ellenton, FL 34222. The meeting was called to order by Member At Large, S. Simpson at 9:01 AM, Pledge of Allegiance was said. 1 resident in attendance.

**President's Comments:** None

**Secretary:** S. Simpson reported that all members were properly notified by notice and the agenda was posted on May 4, 2024, and via Constant Contact email. A quorum was present with members R. Kitterman, P. Bader, and S. Simpson. K Clapp and E. Hollick excused.

S. Simpson stated there were no further changes or corrections to the April 25, 2024, minutes.

S. Simpson made a motion to waive the reading of the April 25, 2024, minutes, 2<sup>nd</sup> by R. Kitterman. Motion Carried.

S Simpson made a motion to accept the April 25, 2024, minutes as distributed, 2<sup>nd</sup> by P. Bader. Motion Carried.

**Treasurer Report:** P. Bader reported that the April financials will be presented at the May 23<sup>rd</sup> BOD meeting.

P Bader reported that in March Wm McLaughlin was reimbursed for the 3M film \$98.29. The unused film was returned to the store & a gift card credit was issued for \$58.98 and used to purchase the grill cover \$32.48, with a credit remaining on the card in the amount of \$26.50.

P. Bader reported that in April K Clapp was reimbursed for ink cartridges \$35, the arch window blinds (cut & cannot be return) \$42.79 and for multi-fold paper towels \$46.74 for the clubhouse restrooms. Total amount of \$124.53. P. Bader reminded board members that printing cartridges is an office expense that they can be reimbursed for when using their own personal printers for board business.

P. Bader reported that on 4/30 she used the credit card to purchase two (2) rolls of 100 stamps each at a total cost of \$136.00. Postage stamps are going up \$0.05 effective July 1<sup>st</sup> a savings of \$10. She also purchased 250 - #10 self-sealing envelopes at \$10.68 and 250 #9 return envelopes at \$20.32 for a total cost of \$31.00; which she will be reimbursed for through petty cash. All of this will be used for the upcoming two (2) Annual Membership Meeting notices that are sent in August and September.

P. Bader reported that S. Nivens dropped off his donation of \$100 on May 5<sup>th</sup> and it will be used to reduce the cost of the NRE website G/L 44-660 Advertising costs.

**Committee Reports:**

**Budget & Finance:** None

**Capital:** S. Simpson provided an update regarding the Manatee County Neighborhood Grant application with the work to be done by Rick Richards, Inc. The project engineer marked areas in April. Backhoe in the parking lot. Restoration work has begun with Rick and his crew here today.

**Facilities & Grounds:** R. Kitterman shared that the Social Committee purchased a new grill from Lowe's \$202. He asked that we write up "cleaning instructions" to be kept with the grill. Warranty- 5 years on Firebox & Lid and 2 years on all other parts.

R. Kitterman reported that the tree vendor (Royal Palm) would like to perform services for NRE; however, the vendor still has not provided revised estimates and has not submitted the necessary paperwork to be an approved vendor by Newby Management. Roy will reach out to another vendor of Newby Management under the name of Green's Tree & Landscaping.

## **Committee Reports:**

### **Facilities & Grounds continued:**

P. Bader reported that she has two (2) quotes to have Window Film installed on the four (4) transom windows on the west side of the clubhouse. One from NBI Suncontrol (Angelo) at \$1,100 and the other from Suncoast Window Films & Shade (Dan) for \$500. Suncoast installer stated that the inserts will be removed, film installed and inserts reapplied. R. Kitterman and S. Simpson both asked, "who pays if the window breaks"? P. Bader said she will find out. Response from the company was that they cover the broken window. Dan who did the quote and an installer has 17 years of experience and they do a lot of transom windows. When we are ready, all the necessary insurance documentation will be sent upon request.

**Architectural Review:** R. Kitterman noted that the foundation dirt was delivered on lot #64. He expects that the new home will be delivered any day now and placement of the home will be inspected by NRE before the tie down begins.

**Social:** None

### **Unfinished Business:**

Lawn Service: Jack's Landscaping proposed price increase tabled until May 23, 2024 BOD meeting.

### **New Business:**

#### **Architectural Review Request:**

**Lot #27** requesting to remove current front door straight steps and replace with small landing. S. Simpson made a motion to approve the ARC request with the stipulation that skirting is added to close the area under the deck. Skirting should match the house or use white. 2<sup>nd</sup> by R. Kitterman. Motion carried.

**Lot #56** requesting the removal of dead bougainvillea bush/tree in the front of the home. Other trees on the property. S. Simpson made a motion to approve the ARC request. 2<sup>nd</sup> by R. Kitterman. Motion carried.

**Lot #63** requesting to add concrete curbing in the front, add walkway to the back of the house, and add a concrete slab in the back of the house. S. Simpson made a motion to approve the ARC request with the stipulation that the concrete slab in the back of the house is modified at one end (see drawing) so slab stops at the property line. 2<sup>nd</sup> by R. Kitterman. Motion carried.

**Lot #82** requesting to install sprinkler system with timer to be done by Jack's Landscaping (Dale). S. Simpson made a motion to approve the ARC request. 2<sup>nd</sup> by R. Kitterman. Motion carried.

**Board Comments:** S. Simpson reported that he filed a claim with the insurance carrier with regards to the roof leak. Will pass along information to the board as it comes in. P. Bader will inquire about obtaining a loan through our bank, SouthState just to get preliminary figures should we have to proceed with a new roof and decide to finance.

### **Resident Comments:**

**Lot #79** stated that we need to take a hard look before we decide to finance. Which this board will do. He also made the comment about the rising cost of tree removal.

**Adjournment:** There being no further business, a motion to adjourn was made by S. Simpson, 2<sup>nd</sup> by P. Bader. Motion carried. Adjourned at 9:44 AM.

Respectfully submitted by:

P. Bader, BOD

Minutes approved May 23, 2024

Next Board Meeting is on May 23, 2024, 6:00 PM