



Special Board Meeting Minutes, North River Estates Community Association, Inc.

A Special Meeting of the elected directors of the North River Estates Community Association, Inc, was held on Tuesday, May 28, 2024, at the Clubhouse, 7001 36<sup>th</sup> Street, Ellenton, FL 34222. The meeting was called to order by President K. Clapp at 2:00 PM. The Pledge of Allegiance was said. 6 residents were in attendance.

**President's Comments:** K. Clapp welcomed and thanked the owners for participating. She ask that comments be held until the Resident Comments portion of the meeting.

**Secretary:** E. Hollick reported that all members were properly notified by notice and the agenda was posted on May 25, 2024, and via Constant Contact email. A quorum was present with members, K. Clapp, R. Kitterman, E. Hollick, P. Bader(phone), and S. Simpson.

**Unfinished Business:**

**Clubhouse roof replacement:** The BOD reviewed estimates submitted by Manson Roofing, Dry Guys Roofing & Repairs (associated with All Weather Roofing), AMICK Roofing, and Roofs For Life, Inc. Review included a discussion of materials, terms of contract, scope of services included or available at extra cost. The BOD decided collectively to choose Dry Guys Roofing & Repairs, with their estimate of \$33,000.00. The BOD felt it was prudent to budget an extra 10% for the project, bringing the total estimated project cost to \$36,300.

The BOD discussed the possibility of financing the cost of the roof replacement as well as using available funds from the reserve account. The BOD decided collectively to choose to pay for the cost of the roof replacement using available funds from the reserve account.

A motion to contract with Dry Guys Roofing & Repair for the clubhouse roof replacement, contingent of submission of all needed documents with Newby Management, was made by S. Simpson, 2<sup>nd</sup> by E. Hollick.

A motion to pay for the clubhouse roof replacement using reserve funds (estimated cost is \$36,300.00, see above) was made by S. Simpson, 2<sup>nd</sup> by E. Hollick.

Prior to calling for the vote, K. Clapp opened the meeting for resident comments

**Lot #79** inquired about flashing being included. BOD response: Flashing materials and installation are included in the estimate.

**Lot #93** inquired how much of the reserve account would be depleted with using funds to pay for the clubhouse roof replacement and suggested consideration of a \$100.00 special assessment on each lot. BOD response: The roof repair will deplete approximately half of the reserve account. The BOD does not feel a special assessment is warranted at this time. The reserve account continues to have monies transferred in each month from the monthly HOA lot dues.

**K. Clapp called for the vote on the motion to contract with Dry Guys Roofing & Repair. Motion carried.**

**K. Clapp called for the vote on the motion to pay for the clubhouse roof repair using reserve funds. Motion carried.**

**New Business: 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 2:42 PM.

Respectfully submitted by: Erik Hollick, BOD

Minutes approved June 27, 2024

Next Board Meeting is on June 11, 2024, 9:00 AM