



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, September 10, 2024, at the Clubhouse, 7001 36<sup>th</sup> Street, Ellenton, FL 34222. The meeting was called to order by President K. Clapp at 9:00 AM. The Pledge of Allegiance was said. 3 residents were in attendance.

**President's Comments:** K. Clapp welcomed John Hall and Adam Pike from Newby Management. Introductions were made.

**Secretary:** E. Hollick reported that all members were properly notified by notice and the agenda was posted on September 7, 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 made a motion to waive the reading of the August 22, 2024, minutes, 2<sup>nd</sup> by S. Simpson. Motion Carried.

E. Hollick made a motion to accept the August 22, 2024, minutes as distributed, 2<sup>nd</sup> by P. Bader. Motion Carried.

**Treasurer Report:** None.

**Committee Reports:**

**Budget & Finance:** E. Hollick shared that First Notice of Annual Meeting was sent out via US Mail at the end of August, with some owners receiving notice on 08/31/2024. P. Bader shared there was one returned for Gunderson; their mail appears not to be forwarded to their Northern address. P. Bader obtained an address via email and has resent the letter.

**Capital:** S. Simpson suggested that NRE wait until 2026 to apply for the Manatee County Neighborhood Enhancement grant for mitigating the invasive species in the preserves. Rational is that the initial outlay of funds would potentially be more than the reserve account would have at the time. The county grant process requires full payment by NRE, then the county reimburses. No action to be taken at this time.

**Facilities & Grounds:** Clubhouse sprinkler pump and irrigation system and ProClean addressed under Unfinished Business

**Architectural Review:** None

**Social:** None

**Unfinished Business:**

**Clubhouse sprinkler pump and irrigation system:** R. Kitterman shared that Wyman Plumbing as completed the installation of the 1.5" backflow valve.

R. Kitterman shared that he is still working with the contractors that have provided estimates for the sprinkler/irrigation system repair and is waiting to hear back from both vendors with answers to a few questions. No action to be taken at this time.

**ProClean:** R. Kitterman shared the pressure washing was completed on Monday, September 9, 2024. No action to be taken at this time.

**New Business:**

**Architectural Review Request:**

**Lot #44** Installation of gutters and downspouts, work completed on 08/24/2024. The new NRE owner was reminded of need for ARC request approval BEFORE work begins. K. Clapp made a motion to approve the ARC request, 2<sup>nd</sup> by R. Kitterman. Motion Carried

**Lot #3** Installation of gutters (new addition to home). K. Clapp made a motion to approve the ARC request, 2<sup>nd</sup> by S. Simpson. Motion Carried

**Lot #75** Adding windows to inside of existing lanai structure. Discussion regarding not under BOD purview. S. Simpson made a motion to have K. Clapp contact the owner and inform owners of BOD decision not to take action on ARC request, 2<sup>nd</sup> by E. Hollick. Motion Carried.

**Lot #45** Painting of fascia same shade of green paint and driveway a shade darker grey. R. Kitterman made a motion to approve the ARC request, 2<sup>nd</sup> by S. Simpson. Motion Carried.

### **Resident Comments:**

**Lot #93** thanked the BOD for their work and time invested to keep the community operating. BOD response: Thank you.

**Lot #71** shared concern and dislike for the “no golf carts on grass” sign at the clubhouse. Also, voiced complaint regarding bicycles being parked at the clubhouse gate. BOD response: The sign regarding “no golf carts on grass” was in response to investing in improvements to the clubhouse lawn.

**Lot #71** inquired about how to obtain HOA related documents. BOD response: a request can be made to E. Hollick, BOD Secretary for assistance. Documents are on the NRE website. Assistance with navigating the website can be made available.

**Lot #94** shared that someone called Manatee County Code Enforcement on them for trimming back dead palm fronds overhanging their house (generating from the preserve area). Code enforcement did not find any violation. BOD response: BOD was not aware of a complaint being made to Manatee County Code Enforcement.

**Lot #93** inquired why the HOA would be responsible for the fence repair/replacement on the property in the cul-de-sac area. BOD Response: The fence is on Common Property and upkeep/maintenance is the responsibility of HOA.

**Lot #93** inquired on the best way to have the lawn mowing crew raise their mowing blades and not scalp the edge of the lawns. BOD Response: R. Kitterman will speak with Jack’s Landscaping regarding the mowing.

### **Board Workshop:**

**2025 Budget:** BOD reviewed the draft 2025 Budget constructed by P. Bader and E. Hollick. Proposed budget was reviewed line by line. BOD did not have any changes for the proposed budget. A handout to review the budget at the September 26, 2024, BOD meeting will be developed.

**Liability Insurance:** K. Clapp shared her discussion with Marshal Sterling insurance and that our policy and premium appear fair and reasonable. P. Bader expressed concern that Risk Management, NRE’s current agent, doesn’t provide renewal information until about 2 weeks prior to renewal. John Hall shared most of their properties have renewal estimates approximately 60 days prior to renewal. P. Bader to reach out to Risk Management.

**Cul-de-sac Fence Replacement:** BOD discussed the need for the cul-de-sac fence replacement. Details of one estimate were shared. BOD will need to obtain additional estimates regarding the replacement of the existing deteriorated wooden structure.

**Fining Process:** BOD discussed the fining process and obtained experience from John Hall and Adam Pike regarding other properties they work with and their processes. While difficult to implement a fining process, based on limitations imposed by new FL state laws (2024), it was consensus that drafting a framework for fining would be a good next step. NRE legal counsel will need to be included in the drafting and anticipated adoption of said framework.

**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 10:49 AM.

Respectfully submitted by: Erik Hollick, BOD