



**North River Estates Community Association**

**Annual Membership Meeting Minutes**

**November 9, 2023**

A meeting of the membership of North River Estates Community Association, Inc. was held on Thursday, November 9, 2023, at the Clubhouse, 7001 36<sup>th</sup> St. E. Ellenton, FL 34222. The meeting was called to order by President, K. Clapp at 7:01 PM. Pledge of Allegiance was said.

**K. Clapp, President:**

- Introduced Mark Lind from Newby Management
- Welcomed new owners of lot #63: Harry and Louise Martin
- Welcomed potential future owners, Frank and Kathleen Gator as guests of lot #53: Andri Henslick
- Announced Brenda Harcovitz would be coordinating new owner pictures for the club house wall

**E. Hollick, Secretary:**

Affirm that the membership was properly notified as follows:

- First Notice of annual Membership Meeting & Election of Directors with Notice of Candidacy was mailed via USPS on September 5, 2023.
- Second Notice of Annual Membership Meeting & Election of Directors along with Agenda and Proxy was mailed via USPS on October 5, 2023. The second notice also included the Notice and agenda of the Organizational Meeting of the Board of Directors immediately following the membership meeting. All Notices were properly posted on the association property in advance of the membership meeting and via email.

A quorum is present with **28** lot owners in attendance, and **26** lot owners submitted proxy ballot by mail or dropped off at the clubhouse office. Per By-Laws Article III Voting 3.03 quorum must be 25% of lot owners / members of total 97 lots = 25.

- 37 people were in attendance.
- 5 BOD Members: K. Clapp, R. Kitterman, E. Hollick, P. Bader, S. Simpson. P. Chamberlain marked as excused.

The minutes from the November 10, 2022, meeting was read by E. Hollick. A motion by E. Hollick to approve the minutes, 2<sup>nd</sup> J. Albrecht. K. Clapp called for the vote: Motion carried by unanimous voice Ayes.

**Unfinished Business:** None

**New Business:**

**Adoption of IRS Revenue Ruling 70-60420 (rollover excess income to reserve account)** K. Clapp made a motion to approve the adoption of IRS Revenue Ruling 70-60420 (rollover excess income to reserve account), 2<sup>nd</sup> S. Simpson. Roll call vote: 28 “yes” by owners in attendance, 26 “yes” by proxy ballot. No “no” votes recorded. Motion carried.

**Election of Officers:** K. Clapp shared that there were three 2-year term open seats to be filled. 4 owners were nominated to fill those seats. 1 owner respectively declined the offer, 3 agreed. The election was uncontested (number of candidates willing to fill vacancies equaled number of vacancies). New Officers, each accepting a 2-year term: Roy Kitterman, Steve Simpson, and Erik Hollick.

## **Committee Reports:**

**Budget & Finance:** P. Bader provided copies of the 11/2022 – 11/2023 Accomplishments. Document will be shared with all owners via Constant Contact.

**Facilities & Grounds:** S. Simpson acknowledged the volunteer efforts of all owners that contribute to the upkeep of the community. Dan Tellier, Mike Gies, and Jeff Albrecht were recognized for their continuous efforts.

**Social:** S. Simpson acknowledged the volunteer efforts of all those involved with social and activities committee, event planning, event hosting, and efforts to be welcoming to all residents and friend of NRE.

**There were no owner comments.**

**Adjournment:** There being no further business, K. Clapp made a motion to adjourn, 2<sup>nd</sup> by S. Simpson Motion carried by unanimous voice Ayes.

Meeting Adjourned at 7:22 PM.

Respectfully submitted by: Erik Hollick, Secretary

**Minutes approved on November 14, 2024**