



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, December 10, 2024, at the Clubhouse, 7001 36th Street, Ellenton, FL 34222. The meeting was called to order by Vice President R. Kitterman at 9:00 AM. The Pledge of Allegiance was said. 1 resident was in attendance.

President's Comments: none

Secretary: E. Hollick reported that all members were properly notified and the agenda was posted on December 7, 2024, and via Constant Contact email. A quorum was present with members K. Clapp (phone), R. Kitterman, E. Hollick, P. Bader and S. Simpson.

E. Hollick made a motion to waive the reading of the November 26, 2024, minutes, 2nd by R. Kitterman. Motion Carried.

E. Hollick made a motion to accept the November 26, 2024, minutes as distributed, 2nd by S. Simpson. Motion Carried.

Treasurer Report: None

Committee Reports:

Budget & Finance: P. Bader shared that Newby Management has been notified of the estate for the previous owners of lot #64 and a check for the \$25.00 credit balance of their HOA lot account has been processed and sent.

P. Bader shared that Newby Management has completed the requested maintenance on the balance sheet and does not reflect a restricted reserve for roof repair.

P. Bader shared that the insurance underwriter has sent a spreadsheet that she is asking for confirmation of some information and dates of clubhouse roof replacement and pool resurfacing & pool deck replacement. P. Bader and E. Hollick will work to update and return to underwriter.

P. Bader shared information received from Newby Management regarding their new payment processing system. P. Bader will work with request a demonstration and QA session for BOD members.

P. Bader shared that lot #71 has closed and the 2nd letter to new owners will be processed and mailed.

Capital: None

Facilities & Grounds: R. Kitterman shared that CO₂ detector purchased does work and installation in the clubhouse will take place soon.

R. Kitterman shared that Bruce Wilson repaired the clubhouse tower access door and soffit that was damaged by Hurricane Milton.

R. Kitterman presented an overview of electrical issues in order of priority and is working with electricians to obtain quotes.

1. Parking lot and pool lights timer-switch to replace with Intermatic timer-switch. Note: S. Simpson currently manually turning lights on and off.
2. Victory Road monument light photocell, Victory Road Pole Light replacement, Mendoza Road Pole Light replacement, Mendoza rewiring to remove sidewalk outlets.
3. Pool heater timer

Social: None

Unfinished Business:

Clubhouse sprinkler pump and irrigation system: Project will be revisited at a future time, after the new year.

Hurricanes Helene and Milton Cleanup & Damage Mitigation:

- **Clubhouse Roof damage:** R. Kitterman is in the process of scheduling repair with Dry Guys, with an estimate of \$250.00 for repair.

- **Pool Fence & Gates and Cul-de-sac Fence:** Clarity Fence completed the installation of the cul-de-sac fence. Once materials for the pool fence are available, installation will take place.
- **Trees:** R. Kitterman has reached out to North Manatee Tree Service to discuss the invoice for the completed removal of the fallen tree that was resting on the car port of lot #86 and a pine tree on pond closest to the clubhouse.
- R. Kitterman continues to work with North Manatee Tree Service and Jack's Landscaping to assess and obtain estimates for some additional trees damaged by the recent hurricanes (that are not an immediate danger to life and/or property).
- **Storm Debris:** R. Kitterman recognized D. Tellier, J. Albrecht, and M. Gies for their energy and cleanup efforts.

R. Kitterman working with Jack's Landscaping and Colony Cove to schedule the clean-up authorized at the 11-26-2024 BOD meeting.

New Business:

Architectural Review Request:

Lot #51 submitted a request to remove Pin Oak from the front yard. E. Hollick made a motion to approve, 2nd by S. Simpson. Motion Carried.

Lot #55 submitted a request to replace the roof damaged by hurricane Milton. E. Hollick made a motion to approve, 2nd by P. Bader. Motion Carried.

Lot #67 submitted a request to replace the roof damaged by hurricane Milton. R. Kitterman made a motion to approve, 2nd by E. Hollick. Motion Carried.

Lot #97 submitted a request to replace flower-bed brick edging with poured concrete curbing. R. Kitterman made a motion to approve, 2nd by K. Clapp. Motion Carried.

Lot #97 submitted a request to replace windows with double hung windows. R. Kitterman made a motion to approve, 2nd by P. Bader. Motion Carried.

Resident Comments:

Lot #78 Shared thank you on behalf of the residents in the Cul-de-sac for the fence replacement. BOD response: You are welcome.

Lot #78 Shared that on the Ridgewood property, there was a crew removing trees and vegetation. BOD response: Thank you.

Adjournment: There being no further business, a motion to adjourn was made by S. Simpson, 2nd by R. Kitterman. Motion carried. Adjourned at 10:01 AM.

Respectfully submitted by: Erik Hollick, BOD

Minutes approved December 26, 2024

Next Board Meeting is on December 26, 2024, 6:00 PM