



Minutes, NRE Board Meeting, April 21, 2020

North River Estates Community Association, Inc.

A Special Meeting of the Board of Directors of North River Estates Community Association, Inc., was held on Tuesday, April 21, 2020 at the Clubhouse, 7001 36th Street E., Ellenton FL, 34222.

The meeting was called to order by Mr. Muye at 3:00 pm.

The meeting was conducted in the Clubhouse plus several Board members participated via ZOOM Internet Communications Conferencing.

Directors participating: David Muye, Thomas Townsend, Peggy Bader, Bill Chamberlain, Richard Houtz, constituting a quorum of the authorized number of directors. Also present, two homeowners in the Clubhouse and approximately 10 homeowners present via the Internet.

All Board members and Residents have been notified and notice was properly posted on the property in advance of the meeting, and that a quorum was present.

New Business:

- Report on the Two Air Conditioning units which cool the Main Meeting room and Library in the Clubhouse.
 - Both units are approx. 15 years old, near the end of their useful life.
 - Replacement of at least one unit is required due to compressor failure.
 - HVAC contractors recommend replacement of at least one of the two units.
- Alternative contractors have been contacted for inspection and secure a 2nd opinion.
- Two additional return vents with ductwork are needed to improve the effective cooling
- Air Cleaners are recommended to improve air quality within the clubhouse.
- Service issues have caused concerns with continuing use of our current HVAC contractor.
- Several makes and models from several HVAC contractors were reviewed.

Motion by Mr. Muye, Mr. Townsend 2nd, to allocate up to \$15,000.00 to negotiate for a contract for two complete York 4-ton AC systems each including a new air handler, new compressor, new thermostat, and additional return ducts to improve the efficiency and improved air circulation.

Approved 5-0

Motion by Mr. Houtz, Mrs. Bader 2nd, to approve a service contract with Tri-County Air and cancel the contract with Veteran Air. Approved 5-0

Motion for adjournment 3:45 pm motion by Ms. Bader, 2nd by Mr. Townsend. Motion carried.

Respectfully Submitted,

Richard G. Houtz

Richard Houtz

Secretary,

North River Estates Community Association, Inc.