



Minutes, NRE Board Meeting August 13, 2020

North River Estates Community Association, Inc.

A Meeting of the Board of Directors of North River Estates Community Association, Inc., was held on Thursday, August 13, 2020 at the Clubhouse, 7001 36th Street E., Ellenton FL, 34222.

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

Directors participating: David Muye, Thomas Townsend, Peggy Bader, Bill Chamberlain, Richard Houtz, constituting a quorum of the authorized number of directors. Also present, 16 homeowners in the Clubhouse.

All Board members and Residents have been notified by e-mail. Notice was properly posted on the property in the Clubhouse. Announcement was made that a quorum was present.

The minutes from the June 11<sup>th</sup>, 2020 BOD meeting were distributed to the Board. A motion was made by Mrs. Bader and seconded by Mr. Townsend to approve minutes as written. Motion carried. 5-0

**President Comments:**

- Community Manager, Alexia Gamundi in attendance on the telephone.
- Plan for BOD Meeting to get back to regular schedule, 2<sup>nd</sup> Thursday of the month.
- Special thanks to Pat and Tom Townsend for painting the two entrance monuments.
- Propane tank leak is repaired. Generator is fully operational if Clubhouse is needed "Relief Shelter".

**Treasurers Report:**

- Reviewed the end of June Financial Report outlining the categories that were over and under the expected budgeted amounts. Overall costs are over budget \$5,768.00 YTD.
- Motion to accept the June Financial Report by Mr. Townsend, 2<sup>nd</sup> Mr. Houtz. Motion carried. 5-0

**Committee Reports:**

Budget and Finance Committee: No Report

Capital Projects Committee: No Report

Facility & Grounds Committee:

- New Garbage Disposal installed in Clubhouse kitchen by Tom Townsend
- Hot Water Heater must be replaced. Evaluating tank vs. tankless types.

### Emergency Preparedness Committee:

- Mrs. Bader has made packets with HOA Insurance information for all BOD members so any Board Member can file a claim if damage needs to be reported.

### Architectural Review Committee:

- Helen Wells has volunteered to join committee
- ARC Approvals: -
  - Lot 21, Install 20' Flag pole – Approved 5-0
  - Lot 45, Install 9'-0 x 28'-0 Patio – Approved, 5-0
  - Lot 45, Add landscaping area along new patio. Not approved pending clarification of type or plant and meaning of "potted plants"
  - Lot 72, Trim trees above property – Approved 5-0
  - Lot 83, Plant, replace landscaping plants – Approved 5-0

### Old Business:

- NRE Website:
  - Jerry S, the webmaster is working with Big Fish, expecting online within month.
- Manatee County Neighborhood Enhancement Grant – Will submit application for an outdoor message board near Mail Boxes. Motion, Mr. Townsend, 2<sup>nd</sup> Mrs. Bader Approved 5-0

### New Business:

- NRE Mowing Policy reviewed,
  - Motion to approve, Mr. Muye, 2<sup>nd</sup> Mr. Houtz – Motion carried
- 5-Year plan reviewed outlining several projects and repairs needed in next few years.
- Clubhouse Water heater, Motion to authorize \$2500 for Heater replacement. Motion by Mr. Muye, 2<sup>nd</sup> Mrs. Bader – Motion carried. 5-0

### Community Comments:

- No comments

Motion for adjournment 3:35 pm, motion by Mr. Houtz, 2<sup>nd</sup> by Mr. Townsend. Motion carried.

Respectfully Submitted,

*Richard G. Houtz*

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Secretary,

North River Estates Community Association, Inc.