



Minutes, NRE Board Meeting, February 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, February 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.

Approximately 55 Homeowners were in attendance.

Directors present were David Muye, Thomas Townsend, Peggy Bader, and Richard Houtz, constituting a quorum of the authorized number of directors for North River Estates Community Association, Inc. also present, was Alexia Gamundi, CAM Association Manager of C&S Community Management Services, Inc., AAMC.

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

The minutes from the January 9th and January 16th BOD meeting were read. A motion was made by Mrs. Bader and seconded by Mr. Townsend to approve the January 9, 2020 and January 16, 2020 minutes as written. Motion was passed 4-0

Treasurers Report:

- Mrs. Bader reviewed the 2019 final Financial Report outlining the categories that were over and under the expected budgeted amounts.
- Mrs. Bader also reviewed the projects and accomplishments over the year which contributed to the budget overages
- Motion to accept the Final Financial Report for 2019 by Mr. Muye, seconded by Mr. Townsend. Motion approved 4-0.

President David Muye Report and Comments:

- Several Gift cards were won by BOD members at a recent training seminar. The cards have been donated to the Social Committee
- The new Electric Pool Heater has been a success. Electric Power usage costs are approx. \$375 in January compared to \$725 Propane cost of the previous January.
- The Pool heater policy will still be in effect when weather forecast is for sustained cold weather.
- The Wednesday BOD workshop meetings have been a success. Numerous homeowners have stopped by with questions and/or concerns.
- There has been progress in the cleanup along the NRE/Colony Cove Property line. Thanks to the efforts of Danny Tellier and Mike Gies, most of the debris has been removed. No trespassing signs will be installed soon.
- Mr. Muye expressed the importance for Homeowners to volunteer for the several committees. The five committees play an important part in involving and advising the

BOD in decision making on issues that affect the North River Estates community as a whole. Sign-up sheet is available in the clubhouse.

Budget and Finance Committee: Mrs. Bader

- January Financials not available prior to meeting.

Capital Projects Committee: No Report

Facility & Grounds Committee: Mr. Townsend

- Mulch has been placed at the NRE signs adjacent to the two entrances.
- Community Work Day planned for Monday, March 16th at 9:00 am

Emergency Preparedness Committee: Mr. Muye

- Parts for repair/replacement of the Transfer switch are on order and the Generator will be operating properly very soon.

Architectural Review Committee: Mr. Houtz

- Owners of Lots 84 and 96 have submitted plans for Board Approval. Both have been given tentative approval contingent on Manatee County approval and Building Permits issued.
- Lot 96 home has been delivered and set in place. Several BOD members have inspected and home appears to fit within the allowed setbacks.

Mediation Committee: No report.

Old Business:

- 8 homeowners have not turned in submitted Consent to Publish and Occupancy Verification Forms. These include 5 new residents.
- Sales Office Cease and Desist letters were delivered by the HOA Attorney. The offender requested 90 days extension, the NRE BOD agreed to 14 additional days which requires the office must close by February 19th.
- Seven (7) Homeowner Requests for changes/additions to their houses and or landscaping were presented with recommendation for approval from the ARC:
 - Lot 10 – Paint front door - Motion-Mr. Townsend, 2nd Mrs. Bader passed 4-0
 - Lot 23 – Install Drainpipe - Motion-Mr. Townsend, 2nd Mrs. Bader. Passed 4-0
 - Lot 30 – Paint front door - Motion - Mr. Townsend, 2nd Mrs. Bader Passed 4-0
 - Lot 30 – Install Decorative shutters - Motion-Mr. Townsend, 2nd Mrs. Bader passed 4-0
 - Lot 32 – Install Gutter guard screen - Mr. Townsend, 2nd Mrs. Bader Passed 4-0
 - Lot 32 – Install Bahama Shutters - Mr. Townsend, 2nd Mrs. Bader Passed 4-0
 - Lot 10 – Update Landscaping plants and Curb - Mr. Townsend, 2nd Mrs. Bader Passed 4-0
 - Lot 84 - Installation of home pending issuance of appropriate permits. Motion by Mr. Townsend, 2nd Mrs Bader - Passed 4-0
 - Lot 96 - Installation of home pending issuance of appropriate permits. Motion by Mr. Townsend, 2nd Mrs Bader - Passed 4-0
- A motion was duly made by Tom Townsend to approve “A weeds violation for the lawn will only go out if the resident weeds are dead and not green. This will not apply to weeds in the flower bedding” Seconded by Peggy Bader. Motion was passed 4-0

- Document Approvals were returned as filed with Manatee County. Copies of the Articles of incorporation, Bylaws, and CC&Rs are available on the C&S/NRE Website. The BOD will investigate alternatives to provide a printed and/or electronic copy for all NRE Homeowners.
- Alexia Gamundi, the NRE Association Manager will email the documents to Homeowners soon.

New Business

- A **Tobacco Free Policy** was proposed by Mr. Muye. Motion to accept by Mr. Townsend, 2nd by Mrs. Bader, Motion carried 4-0
 - Policy will be posted in the NRE Clubhouse
 - Signs will be procured and erected within the Clubhouse
- The “Rules and Regulations” which references the accompanying CC&Rs is being updated with correct references notes to the CC&Rs. Mr. Houtz will review for presentation to the Board.
- Manatee County Neighborhood Enhancement Grants are being investigated your BOD
 - Cash grants of \$1000, and matching grants up to \$10,000 are possible for eligible projects.
 - A Wishlist of possible projects and being prepared and distributed to your BOD which will also serve and a 5-year plan for capital projects.
- A list of eligible and ineligible projects published by Manatee County was distributed to the BOD Members.
- **Resolution 20-3** was proposed by Mr. Muye to create a fining procedure for violations of the documents and Rules. Motion to approve Mr. Townsend, 2nd Mrs Bader approved 4-0.
- Mr. Muye made a motion to create a 3-member hearing committee to be designated as the **Mediation Committee**. The committee will be comprised of 3 members appointed by the board who are not officers, directors, or direct relatives of any officer or director of the Association. The responsibility of this committee will be to conduct hearings according to Florida Statute 720.305 (2)(b) and the Declaration of Covenants, Conditions and Restrictions for North River Estates Article VIII 8.14. Motion to approve by Mrs. Bader 2nd by Mr Townsend. Motion approved by 4-0 vote.
- Mr. Muye made a motion that Virgil Mellott, Jerry Salvucci, and Helen Wells be appointed as the original members of the Mediation Committee, to serve in this capacity until replaced by the NRE Board of Directors. Motion to approve by Mr. Houtz, 2nd by Mrs. Bader. Approver by vote of 4-0

Community Comments:

- A man has been seen urinating in the lawn near the Mailboxes. Description is of an older gray-haired man. No further description was given.
- Request was made for an updated Resident List. Mrs. Bader is nearing completion of an updated list which will be available after the last few remaining residents have submitted their Consent to use & Publish E-mail and Occupancy Verification Forms.
- Complaint about the lawn mowing crew destroying landscaping borders and newly installed sod.
- Several questions regarding the Rules & Regulations were discussed.

Motion for adjournment 4:20 pm motion by Mr. Townsend, 2nd by Mrs. Bader. Motion carried.

Respectfully Submitted,

Richard G. Houtz

Richard Houtz

Secretary,

North River Estates Community Association, Inc.