



Minutes, NRE Board Meeting, January 9, 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, January 9, 2020 at the Clubhouse, 7001 36th Street E., Ellenton FL, 34222.

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

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

Record of the meeting was lost, but recreated from notes by the Board Members. (Due to Rosie Reece's departure, her notes were lost. Minutes are presented as best recollected from attending NRE Board Members)

BOD Secretary, Rich 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.

A motion was duly made by Peggy Bader and seconded by Rich Houtz to approve the October 17, 2019 minutes as photocopied and presented. Motion was passed 5-0. A motion was duly made by Peggy Bader and seconded by Rich Houtz to approve the November 14, 2019 Organizational minutes as photocopied and presented. Motion was passed 5-0.

Budget and Finance Committee: No report

Capital Projects Committee: No report

Facility & Grounds Committee:

- Mulch will be placed at the NRE signs adjacent to the two entrances.
- Community Work Day planned for Tuesday, January 7th at 9:00 am (note: Changed to 1/28/20)

Emergency Preparedness Committee:

- The Generator for Clubhouse is not operating. Board will procure a service company to troubleshoot and repair.

Architectural Review Committee:

- Owners of Lots 84 and 96 have submitted plans for Board Approval. Neither have been approved due to incomplete information and a clear drawing that their plans are within the required property line set-back requirements.

Mediation Committee: No report

Old Business:

- 10 homeowners have not turned in submitted Consent to Publish and Occupancy Verification Forms
- Air Conditioning Service Contract has been awarded to Veteran Air.
- Developer Sales Signs on Mandozza Road were removed January 4th.
- Sales Office Cease and Desist letters are being prepared by the HOA Attorney.
- Committee signup sheet is available in the NRE Clubhouse. Residents are encouraged to sign up for a committee.
- Pool Heater should be ordered soon. Board will follow up with C&S
- New insurance policy has been approved with expanded coverage.
- Document Approvals were signed prior to this meeting. Will be filed with Manatee County this week.
- Manatee County inspected the damage on NRE property adjacent to the new Colony Cove Property. The county indicated there wasn't a code violation, so no action can be expected from the County.
- The board has decided to further explore a proposed NRE Website. Meeting with Big Fish planned for January 15th.

New Business

- No New Business discussed

Respectfully Submitted,

Richard G. Houtz

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Secretary,

North River Estates Community Association, Inc.