



Minutes, NRE Board Meeting, March 12, 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, March 12, 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 30 Homeowners were in attendance.

Directors present: David Muye, Thomas Townsend, Peggy Bader, Bill Chamberlain, Richard Houtz, constituting a quorum of the authorized number of directors. Also present, Alexia Gamundi, Association Manager.

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.

The minutes from the February 13th BOD meeting were read. A motion was made by Mrs. Bader and seconded by Mr. Townsend to approve minutes as written. Motion was passed 4-0

Treasurers Report:

- Reviewed the end of February Financial Report outlining the categories that were over and under the expected budgeted amounts.
- Motion to accept the February Financial Report by Mr. Muye, seconded by Mr. Townsend. Motion approved 4-0.

President David Muye Report and Comments:

- Pool was closed for a few hours this week due to pump failure
- Board members at legal seminar today at Convention Center.
- Special Thank You to Carolyn Torrence for assistance in communicating to residents via e-mail.

Budget and Finance Committee:

- January and February are slightly over budget

Capital Projects Committee: No Report

Facility & Grounds Committee:

- Community Work Day planned for Monday, March 16th at 9:00 am to spread mulch around Clubhouse and Parking lot

Emergency Preparedness Committee:

- Cleaners provided in clubhouse for cleaning prior and after use of facilities.
- Residents should be aware and follow guidelines for virus containment from the CDC

Architectural Review Committee:

- Have three members on committee

Mediation Committee: No report.

Old Business:

- 4 homeowners have not turned in submitted Consent to Publish and Occupancy Verification Forms.
- Check sent to Big Fish but no updated status on NRE Web Site Construction.
- Nine (9) Homeowner Requests:
 - Lot 7 – Trim Tree - Motion-Mr. Townsend, 2nd Mrs. Bader passed 5-0
 - Tree removal on Common Ground not approved
 - Lot 10 – Paint Shutters - Motion-Mr. Townsend, 2nd Mrs. Bader. Passed 5-0
 - Lot 27 – Enclose Rear Porch - Motion - Mr. Townsend, 2nd Mrs. Bader Passed 5-0
 - Lot 39 – Paint Driveway - Motion-Mr. Townsend, 2nd Mrs. Bader passed 5-0
 - Lot 51 – Restore Front Landscape - Mr. Townsend, 2nd Mrs. Bader Passed 5-0
 - Lot 56 – Paint Driveway - Mr. Townsend, 2nd Mrs. Bader Passed 5-0
 - Lot 62 – Screen enclosure in Carport - Mr. Townsend, 2nd Mrs. Bader Passed 5-0
 - Lot 74 – Reinstall AC in shed to meet CC&R's - Motion by Mr. Townsend, 2nd Mrs. Bader - Passed 5-0
 - Lot 90 – Trim trees in rear from House - Motion by Mr. Townsend, 2nd Mrs. Bader - Passed 5-0

New Business

- No new Business

Community Comments:

- Does HOA receive letter regarding landscape conditions
- Mediation Committee discussion
- Dog poop observed in common ground near pond
- Landscaping requirements for all lots
- Violation and fines procedure
- Reasons for maintaining Clubhouse Generator
- Special Assessment verses increase monthly assessment.

Motion for adjournment 3:55 pm motion by Mr. Townsend, 2nd by Mrs. Bader. Motion carried.

Respectfully Submitted,

Richard G. Houtz

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Secretary,

North River Estates Community Association, Inc.