



Minutes, NRE Board Meeting January 14, 2021

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 14, 2021 at the Clubhouse, 7001 36th Street E., Ellenton FL, 34222.

The meeting was called to order by Mr. Muye at 3:01 pm.

Directors participating: David Muye, Thomas Townsend, Peggy Bader, Bill Chamberlain, Richard Houtz, constituting a quorum of the authorized number of directors. Also present, 14 homeowners in the Clubhouse.

All Board members and Residents have been notified by e-mail. Notice was properly posted 1/10/2021 on the property in the Clubhouse and outside Bulletin Boards.

The minutes from the December 17th, 2020 BOD meeting were distributed to the Board. Motion by Mr. Houtz, 2nd by Mr. Townsend to wave reading of the minutes. Motion Carried 5-0

Motion by Mr. Townsend to approve minutes, 2nd Mr. Chamberlain, Motion carried. 5-0

President Comments:

- December like all of 2020 has been filled with challenges but Board has weathered well and responded to the needs of the community.
- New Assessment payment books have arrived. No late fees will be levied for January 2021
- All NRE lots will be subject to 4-side inspections starting in February.
- 5-year plan has been reviewed and revised by your BOD to reflect the needs of the community.

Treasurers Report:

- Mrs. Bader reviewed the end of November 2020 Financial Report outlining the categories that were over and under the expected budgeted amounts. Overall costs are under budget \$2,900.00 YTD. Motion to accept November 2020 Financial Report by Mr. Houtz, 2nd Mr. Townsend, Motion approved 5-0
- Efforts to reduce propane and energy costs have been successful
- Operating Account: \$21,943.00 Reserve Account: \$31,000.00
- Motion to accept the December 2020 Financial Report by Mr. Houtz, 2nd Mr. Townsend. Motion carried. 5-0

Committee Reports:

Budget and Finance Committee:

- Due to new Management Company, working on revised codes for expenses in 2021

Facility & Grounds Committee:

- Clubhouse will be power washed February 4th
- Clean-up day planned for February, Date to be announced via e-mail

Capital Projects Committee: No Report

Emergency Preparedness Committee: No Report

Architectural Review Committee: No Report

Old Business:

- Architectural Review Committee:
 - Lot 36, Request approval to enlarge mulched area – Approved 5-0
- Fran St. Clare will be in charge of Clubhouse scheduling reporting to the Board of Directors
- Discussion to authorize up to \$2000.00 for USA Fence to repair the vinyl gates and fences around pool and Clubhouse. Motion by Mr. Houtz, 2nd Mr. Townsend. Motion carries 5-0

New Business:

- Review policy regarding NRE Credit card use. \$1.000 max expenditure, Motion to accept policy by Mr. Houtz, 2nd Mr. Chamberlain. Motion Carried 5-0
- Discussion of New pest control vendor for clubhouse.
- A realtor has offered to sponsor the NRE Web Site with funds to defray costs. Motion by Mr. Townsend to approve, 2nd Mr. Chamberlain. Motion approved 5-0

Community Comments:

- Mailbox repair/replacement quotes forwarded to the Insurance Company
- Volunteer needed to manage scheduling use of Clubhouse.

Motion for adjournment 3:32 pm, motion by Mr. Townsend, 2nd by Mr. Chamberlain. Motion carried. 5-0

Next NRE Board of Directors Meeting planned for February 11, 2021

Respectfully Submitted,

Richard G. Houtz

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Secretary,

North River Estates Community Association, Inc.