



## Special Board Meeting Minutes

### North River Estates Community Association, Inc.

A special meeting of the elected directors of the North River Estates Community Association, Inc was held on Thursday, April 8, 2021 at the Clubhouse, 7001-36<sup>th</sup> Street E, Ellenton, FL 34222.

The meeting called to order by President, Dave Muye at 3:00 pm.

Present were: David Muye, Tom Townsend, Peggy Bader and Bill Chamberlain.

**President Comments by Mr. Muye:** We are looking to fill the vacant BOD position with the passing of Richard Houtz. Anyone interested, please contact Dave Muye or any board member. Also, there will be three (3) positions open to vote on and fill at the annual membership meeting to be held in November.

Mrs. Bader, acting Secretary reported that all members were properly notified and a notice posted on April 6, 2021. A quorum is present. Minutes of the March 11, 2021 BOD meeting were read, a motion to approve was made by Mr. Townsend, 2<sup>nd</sup> by Mr. Chamberlain. Motion passed 3-0.

Mrs. Bader, Treasurer presented the February 29, 2021 balance sheet and financial report. For the month we are under budget by \$2,224.97 and YTD we are under budget by \$4,240.43. The monthly Balance Sheet report prepared by Newby Management is posted on both bulletin boards. A motion to approve the financial report was made by Mr. Chamberlain, 2<sup>nd</sup> by Mr. Townsend. Motion passed 3-0.

#### **Committee Reports:**

- Budget & Finance – None
- Capital Projects – None
- Facilities & Grounds - Mr. Townsend discussed the need to have a mulch day in May. Date TBD
- Emergency Preparedness – none (note: Manatee County Hurricane booklet in clubhouse)
- Architectural Review – None

#### **Old Business – None**

#### **New Business –**

- ARC approvals – Lot #74 roof replacement. A motion to approve by Mr. Townsend, 2<sup>nd</sup> by Mr. Chamberlain. Motion passed 3-0.
- Mr. Muye read the proposed Clubhouse Use Policy and the Guidelines for Use & Clean-up. Motion to approve both by Mr. Townsend, 2<sup>nd</sup> by Mr. Chamberlain. Motion passed 3-0.

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**New Business Continued -**

- Mr. Muye discussed the need to modify the Rules & Regulations NRE Community Association Inc under **(I) Home -Sites & Residences** (page 2) 4.13(a) Miscellaneous Visual Restrictions as it was intended when they were revised on 2/12/2020. The last sentence of the paragraph reads “A maximum of six (6) decorative items including pots with plants, pots without plants, lawn ornaments, decorative flags, plaques and/or water features are permitted.”

A motion to was made by Mr. Townsend to change the number of items from six to eight, 2<sup>nd</sup> by Mr. Chamberlain. Motion passed 3-0.

**Changed to read “A maximum of eight (8) decorative items including pots etc.”**

- Special Board Meetings are cancelled for the months of June & July, 2021.

**Resident Comments – None**

**The Next BOD meeting is scheduled for Thursday, May 13, 2021 at 3:00 pm at the Clubhouse.**

Adjourned at 3:25 pm

Respectfully submitted by:

Peggy J. Bader