



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, August 12, 2021 at the Clubhouse, 7001-36th Street E, Ellenton, FL 34222.

The meeting called to order by President, Dave Muye at 3:16 p.m.

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. 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. Mr. Muye then thanked the various residents who regularly pick up and clean up on a daily basis, trim plants & shrubs, around the community without being asked. Their efforts are greatly appreciated.

Mrs. Bader, acting Secretary reported that all members were properly notified and a notice posted on August 8, 2021. A quorum is present. Minutes of the April 8, 2021 BOD meeting were read, a motion to approve was made by Mr. Townsend, 2nd by Mr. Chamberlain. Motion passed 4-0.

Mrs. Bader, Treasurer presented the end of March, April, May, June & July 2021 balance sheet and financial reports. The monthly summary reports were seen by the board prior to this meeting. As of July 31, 2021 we are under budget for the month by \$1,216.78 and YTD we are under budget by \$7,829.25. The monthly Balance Sheet prepared by Newby Management and the summary report is posted on the bulletin board in the clubhouse hallway. A motion to approve the financial reports was made by Mr. Townsend, 2nd by Mr. Chamberlain. Motion passed 4-0.

Committee Reports:

- Budget & Finance – None
- Capital Projects – None
- Facilities & Grounds - Mr. Townsend reported that the timer for the outside lights was replaced.
- Emergency Preparedness – none (note: Manatee County Hurricane booklet in clubhouse)
- Architectural Review – None

Old Business:

- Violations of Rules & Regulations – Mr. Muye reported that backyard fence issue reported on the Lot #63 estoppel has not been corrected. Therefore, the next action is for the board to have a “Notice of Continuing Violation and Statutory Offer of Pre-lawsuit Mediation” sent. Mr. Townsend made a motion to send the letter, 2nd by Mrs. Bader. Motion passed 4-0.

Special Board Meeting Minutes

August 12, 2021 page 2

New Business –

- ARC approvals – Mr. Muye presented eleven (11) requests. They are: Lot #6 Enclose rear patio, #15 Install aluminum access ramp, #46 Screen in car port, #47 Screen in porch, #56 Install flag pole, #57 Install flag pole, #58 Roof replacement, #62 Coating on driveway, #66 Roof replacement, #84 Landscape, #85 Front landscaping and coating on driveway. A motion to approve all of the above requests was made by Mr. Townsend, 2nd by Mr. Chamberlain. Motion passed 4-0.
ARC review pending on Lot #40 home Installation, need more information.
- Board members & election at annual membership meeting Thursday, November 11, 2021 at 7:00 p.m. Mr. Muye reiterated the need for new board members.
- Common & preserve areas – Mr. Muye explained that common and preserve areas are not to be tampered with nor are they dumping grounds. Preserves, swales are under the supervision of the State of Florida SWMUD. Storm Water Recertification Inspection every 5 years by licensed engineer.
- Clubhouse Flag Pole & Plants – Mr. Muye thanked Dan and Joanne Tellier (Lot #21) for the flag pole and installation along with the plants. The light fixture was donated by Mr. Muye and Mr. Townsend. A great addition to the clubhouse.
- Gate Replacements – USA Fence Company was hired to replace five (5) gates at a total cost of \$1,437.00 with ½ deposit of \$718.50 paid in Feb. 2021. After installation we determined that the gates were not as we asked for, nor were inserts put in to the posts. USA wanted an additional \$385.10 for the inserts that were not previously quoted. The USA project manager, Bo came out and inspected the gates and confirmed that the work was not done to specifications and due to shortage of gate material, we will not have replacements for some time. Therefore, NRE is withholding the final payment of \$1,103.60 with Bo's agreement until the job is done to our satisfaction.
- Generator – Mr. Muye reported that the generator auto run has been shut off and will be manually started by Mr. Muye or Mr. Townsend on a regular basis to save propane costs.
- Locking Up Clubhouse Facilities - Mr. Muye reminded residents when you are the last to leave the clubhouse grounds, please double check the facility. Make sure restrooms, gym, main clubhouse door (see that the air conditioner has been turned back up, and fans and lights are off) are locked and close the gate.
- Mowing – With all the rain we have in the summer, please turn off your automatic sprinkler systems. They only add to the water problem and prevents the mowers from cutting the grass without leaving ruts.
- NRE Owner Selling – Mrs. Bader asked that residents selling their homes provide buyers with our CC & R's, Rules and Regulations, clubhouse keys, mailbox keys and the lot assessment coupon book. Coupon book should go with the lot as the Account No. follows the lot under the new name. This information is being sent to the buyers in two letters; one at the time of application and the second when the buyer closes on the property per Manatee County Tax Records.
- Mr. Muye advised the board that the buyer for Lot #28 is an LLC. It is our understanding that the LLC wants to purchase the lot, put a house on it and sell the property. After review of our documents, consultation with Newby and their attorney, we obtain a signed statement from the LLC which was read by Mr. Muye; which stated their plans for the lot. A motion to accept the application was made by Mr. Townsend, 2nd by Mr. Chamberlin. Motion passed 4-0.

Special Board Meeting Minutes

August 12, 2021 page 3

Resident Comments –

- Lot #94 Barbara Albrecht asked about several homes that do not have trees planted yet, nor have any landscaping in the front of the house. Mr. Muye pointed out that there is no requirement in our documents that there be front landscaping. The tree issue will be addressed with the next community walk around.
- Lot #94 Jeff Albrecht stated that the air conditioner for the restrooms was turned off.
- Lot #35 Patty Houtz wanted to thank the board for the beautiful remembrance for Rich that hangs in the clubhouse. Patty donated one of Rich's carvings and the board had it mounted in a shadow box.

Adjournment –

Motion to adjourn made by Mr. Townsend, 2nd by Mr. Chamberlin. Motion passed 4-0 at 4:25 pm.

Respectfully submitted by:

Peggy J. Bader

Next meeting scheduled for Thursday, September 9, 2021 at 3:00 p.m.

Minutes approved on 9th of September, 2021