



## 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, September 9, 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 p.m.

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

**President Comments by Mr. Muye:** First notice of the annual members meeting and election of directors to be held on Thursday, Nov. 11, 2021 at 7:00 pm along with Notice of Candidacy was mailed via USPS on Sept. 7 and posted on community property on Sept. 8.

Last month the issue of no tree on lot #5 was researched and our CC&R's do not mention a requirement to have a tree on the lot. Therefore, not enforceable by the HOA.

Mr. Muye spoke about the mowing issues around the community. Keep clearance around downspouts, pick up debris (tree branches, hoses, tools, signs etc.) on lawn before mowing day.

**Mrs. Bader, acting Secretary** reported that all board members were properly notified and a notice posted on Sept. 6, 2021. A quorum is present. Mr. Muye made a motion to waive the reading of the Minutes of the August 12, 2021 BOD meeting, 2<sup>nd</sup> by Mr. Townsend. Motion passed 3-0. Mr. Townsend made a motion to approve the minutes, 2<sup>nd</sup> by Mr. Muye. Motion to approved assed 3-0.

**Mrs. Bader, Treasurer** present the month-end financial report for August 31,2021 given to us by Newby Management earlier this afternoon. Mrs. Bader presented the Balance Sheet and we ended the month under budget. Mr. Muye made a motion to approve the August financials, 2<sup>nd</sup> by Mr. Townsend. Motion passed 3-0.

#### **Committee Reports:**

- Budget & Finance – Jerry and Peggy to begin meeting on next year's budget.
- Capital Projects – Fiber Tech quote to do resurface pool and deck pavers \$38,000. Will continue to obtain further quotes.
- Facilities & Grounds - Refrigerator purchase 8/25/2021 \$961.93
- 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. Board voted on August 12, 2021 to have a "Notice of Continuing Violation and Statutory Offer of Pre-lawsuit Mediation sent. That letter was sent on August 16, 2021. No updated from Newby Management's attorney.

## **Special Board Meeting Minutes**

**Sept. 9, 2021 page 2**

### **New Business –**

- ARC Guidelines and Requirements changes were presented by Mr. Muye. Mr. Townsend made a motion to approve the guidelines, 2<sup>nd</sup> by Mrs. Bader. Motion to approved passed 3-0.
- Tree Trimming - Extensive tree trimming needed around the community. North Manatee Tree service quote was \$2,750. Mr. Townsend made a motion to accept the bid, 2<sup>nd</sup> by Mr. Muye. Motion to approve passed 3-0.

### **Resident Comments – None**

### **Adjournment –**

Motion to adjourn made by Mr. Townsend , 2<sup>nd</sup> by Mr. Muye. Motion passed 3-0 at 3:30 pm.

Respectfully submitted by:

Peggy J. Bader

Next meeting scheduled for Thursday October 14, 2021 at 3:00 p.m.

Minutes approved on 14<sup>th</sup> of October, 2021