



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, July 14, 2022, at the Clubhouse, 7001 36th Street E., Ellenton, FL 34222.

The meeting was called to order by Mrs. Mellott, President at 3:00pm.

Present were Kathie Mellot, Peggy Bader, Erik Hollick, Jeff Albrecht & Pegi Chamberlain.

Acting President Comments by Mrs. Mellot - The board continues to work on the Colony Cove boundary line issue. NRE Attorney is scheduled to walk the property line with 2 board members.

Acting Secretary Comments by Mrs. Chamberlain - reported that all members were properly notified by notice and the agenda posted on property July 12th and via email. A quorum is present. Mr. Albrecht made a motion that the reading of the June 9th BOD minutes be waived, 2nd by Mr. Hollick. There being no corrections, a motion to approve the minutes was made by Mrs. Mellott, 2nd by Mr. Hollick. All approved 4-0.

Mrs. Bader, Treasurer presented the month-end financial report for May 2022. The Balance Sheet was posted on community property July 12th, 2022, along with the monthly recap.

Operating account	12/31/2021	\$22,657	5/31/2022	\$60,124.78
Reserve Account	12/31/2021	\$53,263	5/31/2022	\$59,931.88
Special Assessment			5/31/2022	\$46,200.00

A motion to approve the May financials was made by Mr. Albrecht, 2nd by Mrs. Mellott. All approve 4-0.

Committee Reports:

- **Budget & Finance** – Mrs. Bader reported that resurfacing/ striping project is scheduled for 2023.
- **Capital Projects** – Mrs. Mellott had nothing new to report on the pool and deck refurbishing.
- **Facilities & Grounds** – Mr. Albrecht reported the pool project will begin September 28th and take 5 weeks. While Mr. Albrecht is on vacation, Tom Townsend will fill in as site manager for the Pool project. A pool gate was trimmed, and 2 fence posts tightened. The new kitchen water heater has been installed. A new water facet was installed in the men’s shower.
- **Social Committee** – Mrs. Chamberlain stated the Committee interest signup sheet, August coffee hour and Bingo sheets are on the entry table. An event has been scheduled for Friday, August 12, 2022. Mrs. Mellott explained the event “Summer Sing & Swing. Neighborhood garage sale will be November 19th.

- **Unfinished Business:**

Mr. Hollick reviewed the Display of Flag, Political and Advertising Sign Policy that was read at the June 9th BOD meeting. Motion to approve by Mr. Hollick, 2nd by Mr. Albrecht, Approved by all. Signed Policy included with these minutes.

New Business:

- ARC Approvals: Lot #20 Laudani, to paint front and side door, Lot #3 Crews, for new roof, Lot #4 Murphy, for fumigation tent, Lot #34 Davison, for carport and sunroom roof to be resealed. Motion to approve by Mrs. Bader, 2nd Mr. Albrecht Approved by All.
- Mr. Albrecht reported on 10 estimates for resurfacing the breezeway flooring. He explained the process and has recommended "Trademark", with an estimate of \$6246.00, with a completion date of mid-November. Mr. Albrecht requested that up to \$7000.00, and no more, be made available for resurfacing floors and new ceiling fans in the breezeway. A motion to approve was made by Mr. Albrecht, 2nd by Mr. Hollick Approved by all.

Resident Comments:

Lot #79 question the procedure required for a roof repair.

Lot #85 has found the gate opened with no one in the clubhouse area.

Lot #35 question on garbage can email.

Mr. Hollick asked residents to use Concern Forms for concerns on mowing service.

Adjournment: There being no further business, a motion to adjourn was made by Mrs. Bader, 2nd by Mr. Albrecht at 3:40pm. All approved 5-0.

Respectfully submitted by:

Margaret (Pegi) Chamberlain, Acting Secretary

Next meeting scheduled for August 11th, 2022

Minutes approved on the _____ of August, 2022