



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 11, 2022, at the Clubhouse, 7001 36th Street E., Ellenton, FL 34222.

The meeting was called to order by Mr. Hollick, Acting Vice President at 3:00pm.

Present were Peggy Bader, Erik Hollick, Jeff Albrecht & Pegi Chamberlain. Kathie Mellott was approved absence.

11 residents in attendance.

Acting Vice President Comments by Mr. Hollick - Welcomed those attending the meeting.

Acting Secretary Comments by Mrs. Chamberlain - reported that all members were properly notified by notice and the agenda posted on property August 9 2022. A quorum is present. Mr. Albrecht made a motion that the reading of the June 14th BOD minutes be waived, 2nd by Mrs. Bader. There being no corrections, a motion to approve the minutes was made by Mr. Albrecht, 2nd by Mrs. Bader. All approved 4-0

Mrs. Bader, Treasurer presented the month-end financial report for June 2022. The Balance Sheet was posted on community property July 13, 2022, along with the monthly recap. See page 3.

Operating Income Balance: \$59,354.23 & Reserve Account Balance: \$69,742.99

A motion to approve the June financials was made by Mr. Albrecht, 2nd by Mr. Hollick.

All approved 4-0.

Mrs. Bader has added further clarification to the reported income and reserve balances, which is as follows:

The operating income balance includes petty cash, operating a/c at SouthState Bank (which holds the special assessment money), a/c at BB&T/Truist & a/c receivable. Outstanding contract commitment to be paid out between Sept-Nov to Aqua Doc (pool & deck) is \$35,810.00.

Reserve account money market account at SouthState Bank outstanding contract commitment to be paid out in Nov. to Trademark Garage Floors (foyer) \$6,246.40 (BOD authorized up to \$7,000 if needed). Money will only be taken from reserves if there are not sufficient funds in operating income to cover expenses to year-end. An additional \$10,000 will be deposited into the reserves account between the months of July-Dec at \$1,666.66 per month.

Committee Reports:

- **Budget & Finance** – nothing to report
- **Capital Projects** – nothing to report
- **Facilities & Grounds** – Mr. Albrecht reported the pool project is still on track to begin September 28th and the foyer project start November 18th. The deposit of \$1561.60 will be sent to the Foyer contractor in August 2022. The permit for the pool project has been obtained.

Board members Allbrecht and Hollick will be walking the neighborhood this Saturday with Dale to address problem areas for the mowing crew. Thank you to D. Tellier for donation of new flag for the clubhouse flagpole.

Mrs. Bader reported on upcoming Southwest Florida Water Management District inspection and shared concerns from residents about high water levels in yards.

- **Social Committee** – Mrs. Chamberlain summarized upcoming events and explained committees to be formed for Veterans Day and Christmas gatherings.

New Business:

- ARC Requests & approval or rejection: Lot #32 remove hedges, trees and install lattice in carport – Lot #94 remove woodchips and border around tree and replace with sod – Lot #95 remove shrubs from side of house – Lot 87 install solar panels on roof. Motion to approve all by Mr. Hollick, 2nd by Mr. Albrecht. Approved by All 4-0.
- Mr. Hollick explained proposed word changes to policy on solar panels. The board will review the wording and make a clarification change at the next meeting. A good discussion was had about solar panels and Mr. Hollick proposed an informational meeting on solar energy options.
- Mrs. Bader explained the First Notice of The Annual Meeting notice will be out on September 1 2022 and it will include the Notice of Candidacy with the form to be returned by October 1st.
- Mr. Hollick stated that Peggy Bader and Erik Hollick are up for re-election and the Board can hold seven members.

Resident Comments:

Lot #34 Concern for speeding vehicles on 71st St. Mr. Hollick will contact traffic enforcement.
Lot #27 A 7ft alligator was seen in the pond off Victory.

Adjournment: There being no further business, a motion to adjourn was made by Mr. Allbrecht, 2nd by Mrs. Chamberlain at 3:35pm. All approved 4-0.

Respectfully submitted by:

Margaret (Pegi) Chamberlain, Acting Secretary

Next meeting scheduled for September 8th, 2022

Minutes approved on the 8th of September 2022