

Special Board Meeting

North River Estates Community Association

A Special Meeting of the elected directors of the North River Estates Community Association, Inc. was held on Wednesday, October 12, 2022, at the Clubhouse 7001 36th Street East, Ellenton, FL 34222

The meeting was called to order by **K. Mellott, Acting President** at 6:00pm.

24 residents were present.

Present were K. Mellott, E. Hollick, P. Bader & P. Chamberlain. J. Albrecht excused.

Acting Secretary P. Chamberlain confirmed that all members were properly notified by notice and the agenda posted on property October 10, 2022 and via email. A quorum is present.

P. Chamberlain stated that by-laws require that all unapproved minutes shall be presented for approval. Will strive to keep minutes approval current.

P. Chamberlain made a motion to that the reading of the September 8, 2022 BOD Monthly Meeting minutes be waived, 2nd by E. Hollick. K. Mellott called for vote: 4 Ayes, 0 Nos. There being no corrections P. Chamberlain made a motion to approve the minutes 2nd by P. Bader. K Mellott called the vote Ayes 4, Nos 0.

P. Chamberlain made a motion to that the reading of the September 26, 2022, BOD Monthly Meeting minutes be waived, 2nd by E. Hollick. K. Mellott called for vote: 4 Ayes, 0 Nos. There being no corrections P. Chamberlain made a motion to approve the minutes 2nd by P. Bader. K Mellott called the vote: Ayes 4, Nos 0.

P. Chamberlain made a motion to that the reading of the September 14, 2022, BOD Weekly Meeting/Workshop minutes be waived, 2nd by K. Mellott. K. Mellott called for vote: 4 Ayes, 0 Nos. There being no corrections P. Chamberlain made a motion to approve the minutes 2nd by E Hollick. K Mellott called the vote: Ayes 4, Nos 0.

P. Chamberlain made a motion to that the reading of the September 21, 2022, BOD Weekly Meeting/Workshop minutes be waived, 2nd by K. Mellott. K. Mellott called for vote: 4 Ayes, 0 Nos. There being no corrections P. Chamberlain made a motion to approve the minutes 2nd by E Hollick. K Mellott called the vote: Ayes 4, Nos 0.

Motion to postpone the approving BOD Weekly Meeting / Workshop, until further edits can be done, was made by E. Hollick, 2nd by K. Mellott. KM called the vote: 3 Ayes, P. Chamberlain abstained. P. Bader stated the edits will be discussed at the next meeting.

P. Bader, Treasurer: presented the month-end financial report for August 31, 2022. All special Assessment payments have been paid.

Operating Account: \$60, 557.17 (includes \$35,810 from pool assessment)

Reserves: \$73,083.42

A motion to approve the August financial was made by P. Bader 2nd E. Hollick. K Mellot call the vote: Ayes 4 Nos 0.

Committee Reports:

- **Budget & Finance-** P. Bader stated Budget for 2023 was approved.
- **Administration:** E. Hollick explained the different types of minutes (Monthly and Weekly workshop). P. Chamberlain discussed need to verify all resident emails. E. Hollick stated that constant contact list has been updated.
- **Capital Projects:** Pool Project may begin next week. P. Bader- Foyer contractor was informed there will be a delay.
- **Social: Veterans Day Brunch Sign-up on table, help needed with community garage sale, V. Mellott has provided box for Toys \$ Tots – Kick off at Veterans Brunch.**
- **Facilities & Grounds:** Pool- P. Bader stated Flow meter was replaced under warranty, Lapensee sending a tech out to check heater, & the need to replace 3 filters @ \$129.00 + tax. P. Chamberlain made a motion to approve the payment of \$378.00 + tax for 3 pool filters, 2nd K. Mellott. K Mellot called the vote: Ayes 4 Nos 0. K. Mellot reviewed Pool Heating Policy. Maintenance Committee has been formed with 5 members. Will use vacuum from office for clubhouse events instead of purchasing. P. Bader stated that Newby will be handling the downed tree in The Oaks.

Unfinished Business:

- P. Bader explained fabric sample & estimate of \$2394.66 from Florida Patio Furniture for resling of pool chairs and lounges. Motion for payment was made by P. Bader 2nd P. chamberlain. K. Mellott called the vote: Ayes 4 Nos 0. A motion to approve the fabric Tempo Stone was made by P. Chamberlain 2nd by E. Hollick. K. Mellott called the vote: Ayes 4 Nos 0.
- P. Chamberlain shared parts ordered and delivered for pool fence repair. Report for Ridgewood fence and recommendation to seek estimated for fence replacement. P. Bader will contact Newby for approved fence businesses.
- County Neighborhood Enhancement Grant: K. Mellott discussed Grant application process. An open discussion was held. With question/comments from all BOD and Lot #18. Grant application was tabled and residents with suggestions to add to application, should contact K. Mellott.
- Will refer search for pool step-down railing contractor replacement to J. Albrecht.
- Vote to accept the resignation of K. Mellott effective at the conclusion of November 10th, 2022, Meeting. Motion by E. Hollick 2nd by P. Chamberlain. Vote called: Ayes 3 Nos 0. K. Mellott abstained.

New Business:

- Vote to dissolve the Florida Resident Owned Communities, Inc, Port St. Lucie. Motion by P. Chamberlain 2nd E. Hollick. K. Mellott call for the vote: Ayes 4 Nos 0.
- ARC Request: P. Chamberlain made motion for Lot #62 to paint back patio to match driveway, 2nd E. Hollick. KM called the vote Ayes 4 Nos 0.

- ARC Request: P. Chamberlain made motion for Lot #26 for roof tarp & repair or replacement, 2nd E. Hollick. Called the vote Ayes 3 Nos 0. K Mellott abstained
- ARC Request: P. Chamberlain made motion for Lot #29 for roof tart and repair or replacement. 2nd E. Hollick. KM called the vote Ayes 4 Nos 0.

Resident Comments:

Lot #89 Concerned about leaning trees in preserve behind his house.

Lot #55 Clean up entrance signs Say the Pledge of Allegiance at start of meetings.

Lot #55 A table sign out for the garage sale is on the table.

Lot # 35 Concerned about extra monthly costs for aerators.

Lot # 23 Thoughts the aerators would make ponds cleaner.

Lot # 43 Concerned that street debris is being blown by jacks onto lawn and lack of common area care.

Lot # 67 Residents need to help on landscaping clean up days. / P Bader Jacks will trim 3 x year.

Lot #? Removal of triangle turn onto Mendoza. P Bader- Been told for safety w/ entrance across street.

Lot #32 Would like to see aerators.

Lot # 47 Would like to see Jacks stop blowing street clipping / debris onto lawn.

Adjournment: There being no further business, a motion to adjourn was made by P. Bader 2nd K. Mellott at 7:05pm. KM call for the vote: Ayes 4 Nos 0

Respectfully submitted by:

Margaret (Pegi) Chamberlain, Acting Secretary

Next meeting scheduled for October 19th,2022

Minutes approved on the 26th of October 2022.

