



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 Monday November 2, 2022, at the Clubhouse, 7001 36th Street, Ellenton, FL 34222.

The meeting was called to order by Acting President K. Mellot @ 6:00pm. Pledge of Allegiance was said.

23 residents were in attendance.

Acting President Comments: Request for all questions & comments to be held until the end of the meeting.

Acting Secretary Comments: P Chamberlain reported that all members were properly notified by notice and the agenda was posted October 31, 2022 and via email. A quorum is present with members K. Mellott, E. Hollick, P. Bader & P. Chamberlain in attendance. J. Albrecht excused absence. P. Chamberlain made a motion to waive the reading of the October 26, 2022, minutes 2nd E. Hollick, K. Mellot called for the vote: Ayes: 4. Nos 0. Motion approved. There being no changes or corrections, P. Chamberlain made a motion to approve the minutes 2nd by E. Hollick. K. Mellot called the vote: Ayes 4 Nos 0. Motion approved.

Treasures Report: Nothing to report.

Committee Reports:

- **Budget & Finance:** P. Bader reported a new credit card was received from Truist Bank. Shared to the BOD a draft of the response to the lot #25 request.
- **Capital:** Pool – P. Bader reported – new ladder cost \$2100 / 3 step. Board agreed to wait on signing ladder paperwork and explore alternative options. P. Chamberlain will research options and report within 24 hours. P Bader - Pavers could not go to the top of the ramp, very few pavers left, and need to verify if contract includes seal coating. Need to confirm volleyball holes to be done at no charge. Pricing options for new sign that lists state regulations. E. Hollick raised concerns about purchasing ladder from outside contractor – if material & labor would be covered under warranty. BOD need to discuss with pool contractor.
- **Facilities & Grounds:** P. Bader requested an updated quote from Asphalt Repair Services for their June 2022 estimate. E. Hollick reported on 2nd drive around with Dale – discussed invasive species / 5-year plan, will be trimming branches along mowing paths and 10-31-22 trimmed around clubhouse / parking lot. Need to clear out resident plantings in common area by Ridgewood fence. Concerns for resident planting on swales behind Victory & Mendoza. P. Bader cable for Bowflex in gym needs to be replaced. P. Clapp will order and be reimbursed from petty cash. P. Chamberlain confirmed that flooding behind Lot #3 is from swale on common ground. P. Bader will confirm if SWFWMD inspection includes areas outside of preserve. May just include checking the water flow in the preserves. E. Hollick shared a resident concern about the mowers leaving marks in driveways/ will discuss with Dale.
- **Social** P. Chamberlain- Veterans Day, no garage sale at clubhouse, upcoming Christmas planning meeting.
- **Administrative:** P. Chamberlain Pool Fence project summary completed / will file in office. P. Bader shared upcoming zoom HOA courses. P. Chamberlain- Meeting/Workshop minutes are printed and on the check in table.

Unfinished Business:

- Lot #89 Trees Project. Final estimates shared. P. Chamberlain to call contractors to equalize bid content.
- Ridgewood Fence project –P. Chamberlain reported waiting on first estimate, costs and owner labor options discussed.
- SWFWMD Inspection: P. Bader reported Infrastructure Solution Services was notified their bid was accepted.

New Business:

- **ARC Request:** P. Chamberlain made motion for Lot # 93 to have limbs timed that overhang her property, 2nd P. Bader. K. Mellott called the vote Ayes 4, Nos 0, Motion passed.
- **ARC Request:** P. Chamberlain made motion for Lot # 85 to have driveway recoated, 2nd E. Hollick. K. Mellott called the vote Ayes 4, Nos 0, Motion passed.

Resident Comments:

Lot# 55 – Question on what maintenance Committee does – P. Chamberlain explained

Lot #23 – Dissatisfied with length of time it is taking to finalize Tree Project.

Lot #41 – Shared that tree limbs that fall outside of preserve cannot be returned to preserve.

Lot #52 – Questioned board member discussing community finances with resident outside of board meeting.

Lot #41 – Had questions about pool contract.

Lot #51 – Mowers need to slow down

Adjournment: There being no further business, a motion to adjourn was made by E. Hollick, 2nd P. Bader

@ 7:16pm. K. Mellott called the vote: Ayes 4 Nos 0.

Respectfully Submitted by:

Margaret (Peg) Chamberlain - Secretary

Minutes Approved on the 16th of November 2022