



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 Tuesday January 17, 2023 at 9:00am at the Clubhouse, 7001 36th Street, Ellenton, FL 34222.

The meeting was called to order by President K. Clapp @ 9:00am. Pledge of Allegiance was said.

President Comments: The Board is discussing adding weekly Wednesday morning meetings.

Five (5) residents were in attendance.

Secretary: P Chamberlain reported that all members were properly notified by notice and the agenda was posted January 15, 2023, and via email.

A quorum is present with members K. Clapp, P. Bader, D. Muye & P. Chamberlain in attendance. S. Nivens excused.

Treasures Report: P. Bader reviewed the financial statement ending November 30, 2022. The balance sheet was posted on community property. D. Muye made a motion to accept the November 30,2022, financial statement 2nd by P. Chamberlain. Motion carried. (Financial filed with minutes). E. Hollick questioned amounts taken from reserves. P. Bader answered.

Committee Reports:

- **Budget & Finance:** Nothing to report
- **Capital Projects:** Nothing to report.
- **Facilities & Grounds: D. Muye reported-**
 - The Facilities & Grounds committee was formed, meet 2nd & 4th Monday of month @ 6:00pm.
 - P. Bader requested the committee to present written purpose to the board.
 - Pool Table- will be pricing a replacement & hope to report next meeting.
 - Proposed moving Bike Rack closer to Clubhouse, will present costs @ next meeting.
 - Toured property with Richard King from RickRichardsInc.com to discuss invasive species and swales. Waiting for written recommendations & estimates.
 - Discussed with Dale for cleaning specific areas of preserves.
 - Will compare recommendations with SWFWMD reports. P. Bader to resend report to Board.
 - Previously donated weights / equipment removed from weightroom.
 - Discussed any items donated to clubhouse be presented for Board approval.
- **Architectural Review:** Lot #38 requested planting of trees. Committee members handled to ensure property line compliance.
- **Social:** Nothing to report.

Unfinished Business:

- **Ridgewood Fence:** Scheduled for March 20, 2023.
- **Foyer:** S. Nivens contacted the installer, due to uneven sheen. Installer to rebuff the floor and if necessary, reseal.

New Business:

- **Architectural Review:** K. Clapp – request for, Lot #29 replacement of skirting. K. Clapp made a motion to approve request 2nd D. Muye. Motion carried.
- **Generator Repair:** D. Muye discussed recent generator inspection and recommended. no repairs were necessary. Will research electrical requirements for connecting air conditioner(s) to generator.
- **Year-end transfer of funds:** P. Bader explained a year end financial requests from Newby for December payables. Request approved by K. Clapp. P. Bader made a motion to approve \$2000.00 to be transferred from the reserve account to the operating account, 2nd Motion carried.
- **Dance Floor:** K. Clapp – Dance floor company stated it is okay to put tables and chairs on the dance floor. E. Hollick shared it requires ½ - ¾ hours for a few people to move the dance floor.

Resident Comments: Residents shared information about rearranging the clubhouse furniture.

Adjournment: There being no further business, a motion to adjourn was made by K. Clapp, 2nd P. Chamberlain.

@ 9:56am. Motion carried.

Next meeting at 6:00pm on January 26, 2023.

Respectfully Submitted by

Margaret (Peg) Chamberlain, Secretary

Minutes Approved on January 26, 2023