



Regular Board Meeting Minutes, North River Estates Community Association, Inc.

A Regular Meeting of the elected directors of the North River Estates Community Association, Inc, was held on Tuesday, June 13, 2023, at the Clubhouse, 7001 36th Street, Ellenton, FL 34222. The meeting was called to order by President K. Clapp at 9:00 AM. Pledge of Allegiance was said, 5 residents were in attendance.

President's Comments: K. Clapp announced the resignation of Margaret (Pegi) Chamberlain as Secretary and remaining on the BOD as a member at large.

K. Clapp made a motion to appoint Erik Hollick as Secretary & Officer of the BOD as a non-voting member, 2nd by S. Simpson. Motion Carried.

Secretary: E. Hollick reported that all members were properly notified by notice and the agenda was posted on June 11, 2023, and via Constant Contact email. A quorum was present with members K. Clapp, R. Kitterman, P. Bader. S. Simpson & P. Chamberlain.

P. Bader stated there were no changes or corrections to the May 25, 2023, minutes. K. Clapp made a motion to waive the reading of the May 25, 2023, minutes and approve them as distributed, 2nd by P. Bader. Motion Carried.

Treasures Report: None

Committee Reports:

Budget & Finance: P. Bader reported that a project list handout was available in the clubhouse. The goal is to elicit owner input as part of the 2024 budget process. The project list will be distributed via Constant Contact.

P. Bader thanked S. Simpson for the installation of 2 indoor over the air antennas for the clubhouse TV and exercise room TV. S. Simpson also was able to revise the Spectrum service to eliminate telephone and cable tv, reducing the monthly cost from \$289.00 to \$109.00 (annual savings of \$2,160.00).

Capital: None

Facilities & Grounds:

Pool Repair LaPensee: P. Bader reported that on 06/05/2023 we were notified that the Stenner Feeder pump needed to be replaced. 06/06/23 Karen Clapp, Pres. gave her approval to Roy to go ahead with the replacement at a cost of \$686.67. 06/13/223 discussed with the Board and the board agreed.

In emergency situations, the HOA BOD President has the authority to approve up to \$1,000 without board approval.

The Stenner Feeder pump is part of the pool system that regulates the chemical levels. It was noted that the other pool feeder pump was replaced last year.

Quotes to seal deck pavers: R. Kitterman reported that three quotes have been received. Vote to select vendor tabled while the vendors have been given time to submit insurance eligibility documents. R. Kitterman provided an overview of what will be included to answer a question from one of the NRE homeowners.

Tropic-Air Conditioning: R. Kitterman reported the 3 AC units (Clubhouse, Exercise Room, Office) were serviced. The last service contract had expired and did not have an auto-renewal clause. A discounted service fee of \$121.00 was charged. A new service contract was established to cover the 3 units (2 services & filters) through December 2024/January 2025, for a cost of \$360.00. R. Kitterman and S. Simpson addressed an owner's question regarding the filters for the AC units. P. Bader made a motion to pay the service charge and

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sign the new service contract, 2nd by K. Clapp. Motion carried. R. Kitterman shared that instead of replacing the 4th AC unit (for bathrooms) that installation of ventilation fans for both bathrooms is being investigated.

Jack's Landscaping Contract: K. Clapp and R. Kitterman met with Dale to discuss the proposed contract increase of 3.5% and 4% fuel charge. After discussion, a contract increase of 2.5% and 4% fuel charge was mutually agreed upon. K. Clapp and R. Kitterman are planning to meet with Dale again on Friday, June 16, 2023, to discuss the scheduling of: clubhouse trimming (3x year), invasive species spraying, and invasive Brazilian Pepper tree removal. Mowing related concerns, brought to the attention of the BOD will also be discussed. K. Clapp and R. Kitterman will be reporting back at the June 22, 2023, BOD meeting and anticipate a vote on the revised contract.

P. Bader reported receiving an estimate for the replacement of 7 sprinkler heads to replace broken heads around the common area of the clubhouse at a cost of \$105.00. Discussion regarding the location and work to be completed. S. Simpson made a motion to accept the estimate and have the repair completed, 2nd by P. Chamberlain. Motion carried. (06/16/23 update as minutes being written, it has been identified that the sprinkler pump has issues. R. Kitterman is researching and will bring the project back to the BOD for discussion/consideration).

Pool Signage & Speakers: An owner raised a question regarding different minimum ages on the two posted pool signs. This will be reviewed.

Clarification: Wet Pool Deck is 4 feet from the water. Tables under awning are beyond 4 feet, so food and beverages can be enjoyed at the tables. Note: glassware is not allowed within 50 feet of the water.

S. Simpson will investigate the cause and potential mitigation of the pool speakers not working.

County Grant for Swale Mitigation: R. Kitterman confirmed he has all current documentation regarding the county grant application. R. Kitterman and S. Simpson will be meeting to work on the grant application. Low areas/indentations (back pool gate, clubhouse water backflow valve) are included in the swale mitigation plan.

Mendoza Road Future Development: S. Simpson shared information of Manatee County plans for expanding Mendoza Road to 4 lanes. S. Simpson spoke with the Sheriff and Chief of Patrol regarding traffic and speeding on Mendoza and Victory Roads. Sherriff deputies will be having an increased presence over the next few weeks to monitor the situation.

Architectural Review: None

Social: None

Unfinished Business: None

New Business: None

Resident Comments: None

Adjournment: There being no further business, a motion to adjourn was made by K. Clapp, 2nd by P. Bader. Motion carried. Adjourned at 9:57 AM.

Respectfully submitted by:

Erik Hollick, BOD

Minutes approved June 22, 2023

Next Board Meeting is on June 22, 2023, 6:00 PM

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