



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, July 11, 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: AED arrived Friday, July 7, 2023. Steve will be contacting North River Fire Department to setup training for NRE residents.

Secretary: E. Hollick reported that all members were properly notified by notice and the agenda was posted on July 8, 2023, and via Constant Contact email. A quorum was present with members K. Clapp, R. Kitterman, P. Bader (phone), S. Simpson and P. Chamberlain (by phone).

E. Hollick stated there were no changes or corrections to the June 22, 2023, minutes.

S. Simpson made a motion to waive the reading of the June 22, 2023, minutes, 2nd by R. Kitterman. Motion Carried.

S. Simpson made a motion to accept the June 22, 2023, minutes as distributed, 2nd by R. Kitterman. Motion Carried.

Treasures Report: none

Committee Reports:

Budget & Finance: None

Capital: None

Facilities & Grounds: R. Kitterman reported that the replacement of the 7 sprinkler heads to replace broken heads around the common area of the clubhouse (approved by BOD on 06/11/2023) has been completed and are working.

R. Kitterman reported that the 15-year-old sprinkler pump (located to the left of the clubhouse) is in need of repair and is awaiting the arrival of a replacement relay.

R. Kitterman reported that the pond service vendor has recommended servicing the ponds twice a month during the summer months. Also, the vendor is not recommending fountains or aeration devices, as the ponds are too shallow for proper operation. Board to have further discussion after some research. Vendor willing to speak with BOD and NRE community.

Paver deck sealing scheduled for July 12th & 13th. Notice to go out via Constant Contact.

R. Kitterman informed BOD regarding discussion with Dale (Jack's Landscaping) regarding his request for a change to mower deck clearance. R. Kitterman to follow-up with Dale, that BOD does not support a change, since owners can not gain additional inches of their already landscaped property.

R. Kitterman informed the BOD regarding landscape curbing, Lot 95, that impedes lawn mower movement. Resident to maintain lawn in question. BOD to follow-up with written agreement.

Architectural Review: None

Social: none

Unfinished Business: None

New Business:

Architectural Review Request: K. Clapp reviewed an ARC request for lot #27 for replacement of front landscaping. K. Clapp made a motion to approve the ARC request, 2nd by S. Simpson. Motion Carried.

K. Clapp reviewed an ARC request for lot #45 requesting HOA trim trees overhanging property. R. Kitterman to speak with the owner and obtain survey diagram with lot dimensions to determine property and common ground boundaries. S. Simpson made a motion to table the ARC request until further research is completed, 2nd by R. Kitterman. Motion Carried.

Resident Comments: none

Adjournment: There being no further business, a motion to adjourn was made by S. Simpson, 2nd by K. Clapp. Motion carried. Adjourned at 9:40 AM.

Respectfully submitted by:

Erik Hollick, BOD

Minutes approved July 27, 2023

Next Board Meeting is on July 27, 2023, 6:00 PM