



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, August 8, 2023, at the Clubhouse, 7001 36<sup>th</sup> Street, Ellenton, FL 34222. The meeting was called to order by Vice President R. Kitterman at 9:00 AM. Pledge of Allegiance was said, 3 residents were in attendance.

**President's Comments:** no comments

**Secretary:** E. Hollick reported that all members were properly notified by notice and the agenda was posted on August 6, 2023, and via Constant Contact email. A quorum was present with members K. Clapp (phone), R. Kitterman, P. Bader (phone), and S. Simpson. P. Chamberlain was excused.

E. Hollick stated there were no changes or corrections to the July 27, 2023, minutes.

S. Simpson made a motion to waive the reading of the July 27, 2023, minutes, 2<sup>nd</sup> by R. Kitterman. Motion Carried.

S. Simpson made a motion to accept the July 27, 2023, minutes as distributed, 2<sup>nd</sup> by K. Clapp. Motion Carried.

**Treasures Report:** no report – awaiting July Financials from Newby

**Committee Reports:**

**Budget & Finance:** P. Bader reported the invoice for irrigation heads (\$110.00) had arrived; Newby authorized to make payment.

**Capital:** None

**Facilities & Grounds:** R. Kitterman reported the AC Unit UV lightbulb replacement had been completed by Tropic Air.

R. Kitterman and S. Simpson reported continued information gathering efforts pertaining to the anticipated request for County grant funds to assist with the reconditioning of swails in the community. They are reaching out to Arborists for a site visit, recommendation, and cost estimate.

S. Simpson and R. Kitterman reported they will install the AED wall mounted storage cabinet in the clubhouse on 08/08/2023.

**Architectural Review:** None

**Social:** None

**Unfinished Business:** None

**New Business:** None

**Resident Comments: Lot #94:** Inquiry when clubhouse bush/hedge trimming by Jack's Landscape is scheduled. Also, asked about weed mitigation along the pool fence. **BOD Response:** Bush/Hedge trimming should be targeted for September. Will follow-up with Dale on both issues.

**Adjournment:** There being no further business, a motion to adjourn was made by S. Simpson, 2<sup>nd</sup> by K. Clapp. Motion carried. Adjourned at 9:09 AM.

Respectfully submitted by:

Erik Hollick, BOD

Minutes approved August 24, 2023

Next Board Meeting is on August 24, 2023, 6:00 PM