



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 Thursday, August 24, 2023, at the Clubhouse, 7001 36<sup>th</sup> Street, Ellenton, FL 34222. The meeting was called to order by President K. Clapp at 6:00 PM. Pledge of Allegiance was said. 21 residents were in attendance.

**President's Comments:** K. Clapp welcomed new NRE owners/residents in attendance. K. Clapp also shared that an update regarding the retention ponds had gone out via Constant Contact and the Pond Maintenance Vendor would be participating in the September 28, 2023, BOD meeting to provide information and attempt to answer questions regarding the ponds.

P. Chamberlain informed the BOD and owners that she was recording the meeting with an electronic recording device.

**Secretary:** E. Hollick reported that all members were properly notified by notice and the agenda was posted on August 22, 2023, and via Constant Contact email. A quorum was present with members K. Clapp, R. Kitterman, P. Bader (phone), S. Simpson, and P. Chamberlain.

E. Hollick stated there were no changes or corrections to the August 8, 2023, minutes.

S. Simpson made a motion to waive the reading of the August 8, 2023, minutes, 2<sup>nd</sup> by R. Kitterman. Motion Carried.

K. Clapp made a motion to accept the August 8, 2023, minutes as distributed, 2<sup>nd</sup> by P. Bader. Motion Carried.

**Treasures Report:** P. Bader reviewed the financial statement ending July 31, 2023. The balance sheet was posted on community property. P. Bader made a motion to accept the July 31, 2023, financial statement, 2<sup>nd</sup> by S. Simpson. Motion Carried. (Posted balance sheet filed with minutes in office)

### **Committee Reports**

**Budget & Finance:** None

**Capital:** None

**Facilities & Grounds:** R. Kitterman reported he has scheduled discussions with 3<sup>rd</sup> Swail vendor, Dale from Jack's Landscaping, and Pond Maintenance Vendor.

**Architectural Review:** None

**Social:** B. Pare shared information regarding the September 4, 2023, Labor Day Pool party and monthly birthday potluck.

### **Unfinished Business**

**Grant Update:** R. Kitterman and S. Simpson reported on their continued information gathering efforts pertaining to the anticipated request for County grant funds to assist with the reconditioning of swails in the community. They reported success with obtaining estimates from three Arborists that also have the capacity and availability to do the reconditioning work. S. Simpson outlined the next anticipated steps in the process that would result in an anticipated 2024 First Quarter decision from the county.

**Liability Insurance:** K. Clapp provided a status update pertaining to information received from the insurance agent regarding a potential Liquor Liability endorsement for the HOA's general liability insurance (shared at 07/27/2023 BOD meeting), and feedback from the HOA retained attorney with a draft waiver of liability the BOD may consider adopting for private use of the HOA clubhouse. From BOD member and owner questions:

- the cost of the Liquor Liability endorsement was currently an additional \$600.00 annually (\$6.19 per lot annually, or \$0.52 of the monthly HOA assessment)
- the coverage value of \$5Million does not change, just the conditions the insurance will cover with the addition of the endorsement
- this endeavor has been undertaken based upon recommendations of the insurance agent, the litigious environment (state, nation), and desire to minimize risk for all NRE owners

At the conclusion of the joint discussion (Liability Insurance & Liquor Liability Coverage through Risk Strategies Ins. Agent Waiver & Assumption of Risk Form - When Host Members Use Clubhouse Facilities for Private Party), K. Clapp made a motion to purchase the Liquor Liability endorsement (to be added to the general liability insurance policy effective September 1, 2023). 2<sup>nd</sup> by S. Simpson. Motion Carried.

**Liquor Liability Coverage through Risk Strategies Ins. Agent Waiver & Assumption of Risk Form - When Host Members Use Clubhouse Facilities for Private Party:** A handout of the proposed changes for a member's (as host) use of the clubhouse facilities for a private function was provided to owners in attendance. The proposed waiver of liability for private use of the HOA clubhouse was also handed out. Discussion between BOD and owners, as well as owners to owners took place regarding the proposed changes to use of the clubhouse policy, the waiver of liability, and the need for a private event (where alcohol will be permitted) to have a liquor liability event policy with the NRE HOA listed as an additional insured.

At the conclusion of the joint discussion (Liability Insurance & Liquor Liability Coverage through Risk Strategies Ins. Agent Waiver & Assumption of Risk Form - When Host Members Use Clubhouse Facilities for Private Party), K. Clapp made a motion to revise the use of the clubhouse policy including adoption of the waiver of liability, and the need for a private event (where alcohol will be permitted) to have a liquor liability event policy with the NRE HOA listed as an additional insured. 2<sup>nd</sup> by S. Simpson. Motion Carried by a vote of 4 Aye – 0 Nay – 1 Abstention.

### **New Business:**

**Architectural Review Request:** None

### **Resident Comments:**

**Lot #23 & Lot #26:** Raised concern of sealed pavers being slippery when wet and questioned decision to have pavers sealed.

**BOD Response:** Manufacturer of pavers was contacted. The manufacturer recommended sealing. Will check with paver sealing vendor regarding adding additional grit coating to address slippery pavers.

**Lot #44:** Inquired if manufacturer of pavers recommended sealing as part of a warranty of product. **BOD Response:** Will check paver manufacturer.

**Lot #35:** Raised concern of vehicles travelling swiftly on 71<sup>st</sup> Ave E. **BOD Response:** S. Simpson will be checking in with the County Sherrif regarding the traffic enforcement the Sherrif Department conducted on Mendoza and Victory Road, he will share information at a future BOD meeting. If the offending vehicle is being operated by an NRE owner, and you are not comfortable speaking with the individual, do reach out to a board member, who will make contact and have a discussion.

**Adjournment:** There being no further business, a motion to adjourn was made by K. Clapp, 2<sup>nd</sup> by S. Simpson. Motion carried. Adjourned at 6:50 PM.

Respectfully submitted by:

Erik Hollick, BOD

Minutes approved September 12, 2023

Next Board Meeting is on September 12, 2023, 9:00 AM