



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, December 12, 2023, at the Clubhouse, 7001 36th Street, Ellenton, FL 34222. The meeting was called to order by President K. Clapp at 9:15 AM. Pledge of Allegiance was said. 1 resident was in attendance.

President's Comments: None

Secretary: E. Hollick reported that all members were properly notified by notice and the agenda was posted on December 10, 2023, and via Constant Contact email. A quorum was present with members K. Clapp, R. Kitterman, E. Hollick, P. Bader, and S. Simpson.

E. Hollick stated there were no changes or corrections to the November 30, 2023, minutes.

E. Hollick made a motion to waive the reading of the November 30, 2023, minutes, 2nd by S. Simpson. Motion Carried.

P. Bader made a motion to accept the November 30, 2023, minutes as distributed, 2nd by E. Hollick. Motion Carried.

Treasures Report: None

Committee Reports

Budget & Finance: Discussed including monthly financial summary, monthly balance sheet, and monthly income statement with minutes posted to NRE website and sent to all owners via Constant Contact. P. Bader made a motion to include/attach the financial documents with the meeting minutes, 2nd by S. Simpson. Motion Carried.

Capital: Manatee County Neighborhood Grant: S. Simpson shared that he and Roy are obtaining updated estimates that reflect standardized materials between proposals. Once obtained, S. Simpson will upload to the grant management site and notify the county representative he is working with during the review process.

Facilities & Grounds:

- R. Kitterman is working with North Manatee Tree Services, LLC to schedule the tree servicing.
- R. Kitterman has obtained confirmation from Richards, Inc for pond service to begin January 2024.
- R. Kitterman has Tropic Air confirmed for 12/15/2023 service appointment for AC units.
- R. Kitterman shared the clubhouse outside Christmas lights has had the timer reset after GFI tripped.
- R. Kitterman will set up generator service & safety inspection for January. Will hold off repair of exhaust while awaiting proposal from All Phase Electric for getting clubhouse AC units tied into generator circuitry.

Architectural Review: Discussion regarding reminding owners of ARC request needed for any alternations/changes outside the home, including shrubbery, trees, and flower beds, with request received, reviewed, and approved BEFORE work begins. A reminder notice will be drafted and reviewed by the BOD with intent to send to all owners via Constant Contact.

Social: None

Unfinished Business

Review Revision of Pool Heating Policy: BOD reviewed proposed revision of Pool Heating Policy as discussed at the November 30, 2023, BOD meeting. One additional update is to add that the forecasted temperatures (to base decisions on) are from the National Weather Service (<http://weather.gov>). S. Simpson made a motion to accept the Pool Heating Policy, contingent on the additional update, 2nd by K. Clapp. Motion Carried.

Lot #3: Inquired to purpose of revision. BOD response: Updates included taking removing outdated paragraphs (i.e. reference to propane heating, pool heater was updated to electric heater a few years ago) and rewording to reduce confusion.

New Business:

Invest portion of Reserves Monies in Certificates of Deposit: At the November 30, 2023, BOD meeting, P. Bader provided BOD members with information from South State Bank regarding certificates of deposit. The BOD reviewed the information and generated a few logistical questions. P. Bader to contact South State Bank for clarification. Agenda item to be included under Unfinished Business for the December 28, 2023, BOD meeting for BOD discussion.

Architectural Review Request:

Lot #97 submitted a request for renovation of carport including increasing length with it lining up with the outer edge of porch. R. Kitterman met with owners to review and understand the renovation. S. Simpson made a motion to approve the ARC, 2nd by E. Hollick. Motion Carried.

Lot #74 submitted request for renovation of existing flower bed with gravel and pavers. No dimensional changes to existing bed, just replacement of contents. K. Clapp made a motion to approve the ARC, 2nd by E. Hollick. Motion Carried.

Resident Comments: None

Adjournment: There being no further business, a motion to adjourn was made by S. Simpson, 2nd by R. Kitterman. Motion carried. Adjourned at 10:20 AM.

Respectfully submitted by:

Erik Hollick, BOD

Minutes approved December 28, 2023

Next Board Meeting is on December 28, 2023, 6:00 PM