



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, January 11, 2024, 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. No residents were in attendance.

President's Comments: None

Secretary: E. Hollick reported that all members were properly notified by notice and the agenda was posted on January 8, 2024, 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 the recommended changes or corrections to the December 28, 2023, minutes were incorporated.

E. Hollick made a motion to waive the reading of the December 28, 2023, minutes, 2nd by P. Bader. Motion Carried.

E. Hollick made a motion to accept the December 28, 2023, minutes as distributed, 2nd by P. Bader. Motion Carried.

Treasures Report: None

Committee Reports

Budget & Finance: K. Clapp informed that she is awaiting a callback from the insurance agent to discuss potentially getting renewal notice earlier in December 2024 and potential options for the Workers Compensation policy that could not be underwritten.

Capital: R. Kitterman informed that he is working with North Manatee Tree Services, LLC to schedule the completion of the windstorm mitigation project. The weather has not been cooperative.

S. Simpson informed that the county is expected to have NRE's Manatee County Neighborhood Grant application (revitalization of swails and drainage) presented to the county board on February 13, 2024.

Facilities & Grounds: R. Kitterman the January pond treatment was completed.

R. Kitterman the pool treatment (01/09/24 & 01/10/24) was completed.

Architectural Review: None

Social: None

Unfinished Business

Invest portion of Reserves Monies in Certificates of Deposit: P. Bader shared the rate and logistical information obtain from South State Bank. S. Simpson made a motion to transfer \$50,000.00 from the Reserve account to a 7-month certificate of deposit, using the master signature card that is currently on file with South State Bank, 2nd by K. Clapp. Motion carried.

New Business:

Architectural Review Request: Lot #29 request for installation of water softening system, to be located on southside of home near county water supply line, with needed shrubbery cover as required. S. Simpson made a motion to approve the ARC request, 2nd by R. Kitterman. Motion carried.

Board Workshop (discussion only): The board discussed its desire to obtain clarification from insurance agent regarding options for General Liability Insurance 2025 and Workers Compensation Insurance 2025.

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 9:56 AM.

Respectfully submitted by:

Erik Hollick, BOD

Minutes approved January 25, 2024

Next Board Meeting is on January 25, 2024, 6:00 PM