



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, March 12, 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 March 9, 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 there were no changes or corrections to the February 29, 2024, minutes.

E. Hollick made a motion to waive the reading of the February 29, 2024, minutes, 2nd by K. Clapp. Motion Carried.

E. Hollick made a motion to accept the February 29, 2024, minutes as distributed, 2nd by S. Simpson. Motion Carried.

Treasurer Report: None

Committee Reports:

Budget & Finance: P. Bader shared that she has reviewed the HOA prepaid accounts. There is no action needed at this time.

P. Bader shared that the December 31, 2023, Financials are currently with the CPA for preparation of tax filing documents.

Capital: S. Simpson provided an update regarding the Manatee County Neighborhood Grant application. The NRE Swail Restoration project was approved by the County Board of Commissioners. Manatee County delivered the contract documents this morning (03/12/2024). K. Clapp signed the documents and S. Simpson will upload the signed document to the county website. Once the county has signed off, we will be alerted that the work can commence.

Facilities & Grounds: R. Kitterman reported that he is in the process of obtaining estimates for tying the clubhouse sprinkler system into the county water supply instead of repair/replacement of the sprinkler well and sand filter (that is failing).

R. Kitterman reported he is in the process of obtaining estimates for clubhouse lawn regarding the overgrown weeds and the possibility that we may have to re-sod. It was discussed and agreed that the initial steps would be getting the sprinkler system operational, then the spreading of fertilizer and weed killer. Potential sod replacement would be reevaluated at a future time.

The annual testing of the clubhouse water supply backflow is scheduled for this month.

Discussion to purchase a portable collapsible speaker stand for the PA speaker in clubhouse. This will allow the speaker to be placed in different areas depending upon the table layout for an event. P. Bader made a motion to purchase a portable collapsible speaker stand from Amazon for up to \$45.00, 2nd by S. Simpson. Motion Carried.

P. Bader reported that Florida Power Solutions, Inc., has completed all steps with Newby to be a service vendor to NRE. R. Kitterman will contact FPS to schedule the electrical panel work.

P. Bader reported that Smart Florida Gutters is still in the process with Newby to be a service vendor to NRE. Once completed, the replacement of the motor and awning will be scheduled.

P. Bader reported that ACF Standby Systems has completed all steps with Newby to be a service vendor to NRE. Once the deposit invoice is paid the removal and replacement of the exhaust system will be scheduled. Note: that this expense was anticipated and built in the 2024 budget under Electrical Maintenance & Repair.

Architectural Review: None

Social: None

Unfinished Business: None

New Business:

Architectural Review Request:

Lot #96 requesting to install front lawn irrigation system. K. Clapp made a motion to approve the ARC request, 2nd by S. Simpson. 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 10:04 AM.

Respectfully submitted by:

Erik Hollick, BOD

Minutes approved March 28, 2024

Next Board Meeting is on March 28, 2024, 6:00 PM