



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 July 9, 2024, at the Clubhouse, 7001 36<sup>th</sup> Street, Ellenton, FL 34222. The meeting was called to order by Secretary E. Hollick at 9:00 AM. The Pledge of Allegiance was said. 0 residents were in attendance.

**President's Comments:** On behalf of the NRE community and the NRE BOD, S. Simpson thank Bruce Wilson (Lot # 80) for volunteering his skills and time to repair and paint the water damaged South side clubhouse wall (near the TV). NRE supplied the paint, Bruce provided all other materials and equipment.

**Secretary:** E. Hollick reported that all members were properly notified by notice and the agenda was posted on July 6, 2024, and via Constant Contact email. A quorum was present with members, R. Kitterman, E. Hollick, P. Bader (phone) and S. Simpson. K. Clapp was excused.

E. Hollick stated there were no changes or corrections to the June 27, 2024, minutes.

R. Kitterman made a motion to waive the reading of the June 27, 2024, minutes, 2<sup>nd</sup> by P. Bader. Motion Carried.

E. Hollick made a motion to accept the June 27, 2024, minutes as distributed, 2<sup>nd</sup> by S. Simpson. Motion Carried.

**Treasurer Report:** None

**Committee Reports:**

**Budget & Finance:** None

**Capital:** S. Simpson provided an update regarding the Manatee County Neighborhood Grant reimbursement. Manatee County has paid the \$6,500.00 portion (50% match) for the Swale Restoration project. The funds have been deposited into the Reserves account.

R. Kitterman shared that bathroom vents being connected to existing duct work is scheduled to be completed on 07/11/24 by Guardian Gaurdian Air LLC.

**Facilities & Grounds:** R. Kitterman shared that he is in the process of getting estimates for the soft power washing of the pool deck and clubhouse foyer. He has two estimates, one for \$1200.00 and one for \$700.00. He will be meeting with both vendors to review the scope of work and understand their estimates. A work group will be pulled together to clean the pool furniture before the pool deck is cleaned.

R. Kitterman shared that it was recently reported that the gutters at the southwest corner of the bathroom have a leak. Dry Guys, the contractor that completed the clubhouse roof replacement, has offered to apply the sealant (supplied by NRE) to mitigate the leak.

R. Kitterman shared that he is in the process of scheduling the Tree Windstorm Mitigation work with North Manatee Tree Service, LLC (approved at the 06/27/2024 BOD meeting).

**Architectural Review:** None

**Social:** None

**Unfinished Business:**

**Guardian Air LLC: bathroom ductwork connected to solar vents:** At the 06/27/2024 BOD meeting, the BOD approved to contract with Gaurdian Air LLC to connect the existing duct work to the new solar fans in both bathrooms for a cost of \$675.00. After that approval, Dry Guys, the contractor that completed the clubhouse roof replacement, agreed to have Gaurdian Air LLC complete the duct work as a subcontractor to Dry Guys.

R. Kitterman made the motion to rescind the 06/27/2024 decision to contract with Gaurdian Air LLC, 2<sup>nd</sup> by S. Simpson. Motion Carried.

P. Bader made the motion to accept Dry Guys use Gaurdian Air LLC as a subcontractor, 2<sup>nd</sup> by S. Simpson. Motion Carried.

**Clubhouse roof replacement:** No action to take at this time. Item on agenda for tracking until project completed.

**Clubhouse window tinting film installation:** Installation is scheduled for August 1, 2024. No action to take at this time. Item on agenda for tracking until project completed.

**Tree Windstorm Mitigation:** R. Kitterman is in the process of scheduling the work with North Manatee Tree Service, LLC. No action to take at this time. Item on agenda for tracking until project completed.

**Clubhouse sprinkler pump and irrigation system:** R. Kitterman shared he is in the process of contacting the irrigation vendors (list obtained from Newby Management). P. Bader shared that K. Clapp will be contacting the Newby Management communities that have used the listed vendors to obtain a satisfaction level with the work completed. No action required at this time.

**New Business:**

**Architectural Review Request:** Lot #44 requests to have decorative concrete border/curbing installed around currently landscaped flower bed and tress. Diagram included with ARC Request. R. Kitterman reviewed the area and confirmed border/curbing will not interfere with lawn mowing. R. Kitterman made a motion to approve the ARC request, 2<sup>nd</sup> by S. Simpson. Motion Carried.

**Resident Comments:** None

**Adjournment:** There being no further business, a motion to adjourn was made by S. Simpson, 2<sup>nd</sup> by E. Hollick. Motion Carried. Adjourned at 9:23AM.

Respectfully submitted by:

Erik Hollick, BOD

Minutes approved July 25, 2024

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