



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, August 13, 2024, at the Clubhouse, 7001 36th Street, Ellenton, FL 34222. The meeting was called to order by President K. Clapp at 9:00 AM. The 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 August 10, 2024, and via Constant Contact email. A quorum was present with members K. Clapp, R. Kitterman, E. Hollick, P. Bader and S. Simpson (by phone).

E. Hollick made a motion to waive the reading of the July 25, 2024, minutes, 2nd by P. Bader. Motion Carried.

E. Hollick made a motion to accept the July 25, 2024, minutes as distributed, 2nd by S. Simpson. Motion Carried.

Treasurer Report: P. Bader shared that she spoke with Newby Management and the Tropic Air 3 Year contract (voted on at the 07-25-2024 BOD meeting) of \$825.00 will be paid in December 2024, with subsequent charge off of \$275.00 in December 2024, 2025, and 2026.

Committee Reports:

Budget & Finance: P. Bader shared that the CD with \$50,000.00 Reserve Funds maturing on 08/22/2024 is all set to roll over (the \$50,000.00 with interest) into a new CD, as voted on at the 07-25-2024 BOD meeting). We will know the new interest rate once the roll over is executed.

P. Bader and E. Hollick have begun work on the preliminary 2025 budget. It is anticipated the BOD will have a walk thru review at the 09-10-2024 BOD meeting, and the final budget will be reviewed and voted on at the 09-26-2024 BOD meeting.

K. Clapp will be reaching out to our current insurance agent to seek an estimated renewal cost. K. Clapp will also be reaching out to an additional insurance agent for cost and coverage comparisons.

The BOD reviewed drafts of documents for the First Notice of Annual Membership Meeting. Annual Membership Meeting is scheduled for Thursday, November 14, 2024, 7PM at the clubhouse. First Notice of Annual Membership Meeting will be mailed by the end of August 2024.

Capital: None

Facilities & Grounds: None

Architectural Review: None

Social: None

Unfinished Business:

Clubhouse window tinting film installation: P. Bader shared the installation was completed on August 1, 2024. No action required at this time.

Clubhouse sprinkler pump and irrigation system: R. Kitterman provided update regarding the recommendation of the sprinkler contractors that a 1.5" backflow water feed would provide the pressure needed for the system. LaPensee had provided an estimate for installation of a 1" backflow valve at \$1,400.00 and 1.5" backflow valve at \$2,785.00. Manatee County requires an additional backflow valve. P. Bader will obtain a list of Newby Management approved plumbers that R. Kitterman will reach out to obtain additional estimates.

R. Kitterman shared that he has received 2 estimates for the sprinkler/irrigation system repair and is waiting for a third estimate.

With the scope and total cost of the project, the BOD will discuss potential use of reserve funds to complete the project.

Pristine Property Pros LLC: Pool Deck & Foyer pressure wash: R. Kitterman shared that Pristine Property Pros LLC, never got back to us regarding the documentation needed to be an approved Newby Management vendor and to schedule the work. They have been removed from consideration for the project at this time.

ProClean: Pressure Washing: R. Kitterman reviewed an estimate he had received from ProClean for pressure washing of the Clubhouse building, Pool Deck, Entry Sidewalks & Walkways, and interior coated concrete surface (Foyer). ProClean has supplied all necessary documents to be approved by Newby Management. S. Simpson made a motion to contract with ProClean for an amount up to \$1,545.00, for the areas in the estimate and the addition of the sidewalk in the front of the clubhouse from Lot #46 to the front of the mailboxes, 2nd by R. Kitterman. Motion carried.

New Business:

Architectural Review Request: None

Resident Comments: None

Adjournment: There being no further business, a motion to adjourn was made by S. Simpson, 2nd by P. Bader. Motion carried. Adjourned at 10:19 AM.

Respectfully submitted by:

Erik Hollick, BOD

Minutes approved August 22, 2024

Next Board Meeting is on August 22, 2024, 6:00 PM