



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, October 24, 2024, at the Clubhouse, 7001 36th Street, Ellenton, FL 34222. The meeting was called to order by President K. Clapp at 6:00 PM. The Pledge of Allegiance was said. 21 residents were in attendance.

President's Comments: K. Clapp acknowledged the community has weathered two hurricanes and appreciates the contributions everyone has made in cleaning up the community after the two storms. K. Clapp shared she has been in contact with Manatee County, and they are anticipating the debris cleanup crews will be in the Ellenton and Palmetto areas within the next couple of weeks.

Secretary: E. Hollick reported that all members were properly notified by notice and the agenda was posted on October 20, 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 made a motion to waive the reading of the October 1, 2024, minutes, 2nd by S. Simpson. Motion Carried.

E. Hollick made a motion to accept the October 1, 2024, minutes as distributed, 2nd by P. Bader. Motion Carried.

E. Hollick reported the 2nd notice of NRE Annual Membership Meeting was sent via US Postal service on 10/03/2024.

Treasurer Report: P. Bader shared that with the hurricane and extended power loss experienced by Newby Management, the Financials as of September 30, 2024, have not arrived yet. Report tabled until next meeting.

Committee Reports:

Budget & Finance: None

Capital: see Clubhouse sprinkler pump and irrigation system under Unfinished Business

see Hurricanes Helene and Milton Cleanup & Damage Mitigation under New Business

Facilities & Grounds: R. Kitterman shared that LaPensee has diagnosed and will be repairing the pool auto-fill mechanism.

P. Bader shared that considering the need to focus on hurricane mitigation, the scheduling of the club house rug cleaning and foyer fans would be considered at a future time.

S. Simpson shared that he has been in contact with Manatee County and the Southwest Florida Water Management District (SWFWMD) regarding oversight of the NRE Preserves. SWFWMD is the entity responsible for oversight of the NRE Preserves. SWFWMD oversaw the permitting (permit issued 03/31/2004) and construction phases. NRE's most recent SWFWMD inspection was completed in 2022, with the next inspection due in 2027. From his conversation with the SWFWMD Environmental Scientist, NRE HOA and NRE owners are not authorized to trim back to and/or remove any vegetation/trees from the preserve area without express permission granted by SWFWMD. The exception to this requirement is if vegetation/tree parts have broken free of Preserve and landed on HOA Common Property or Home Owners Property (yet, only the broken parts can be disposed of; parts remaining in the preserve area must remain).

There were some questions and misconceptions raised by attendees. Attendee were reminded that owned lots, common property, and preserves are three separate types of property and don't necessarily have the same rules applied. S. Simpson will reach out to the SWFWMD Environmental Scientist for clarification.

The NRE CC&R Declaration documents reflect what has been reconfirmed by S. Simpson's research and conversation.

Architectural Review: None

Social: B. Pare share upcoming Social & Activities Committee events: 11/09 Coffee Hour, 11/11 Veteran's Day Celebration Brunch, 11/16 NRE Community Yard Sale, 11/28 Thanksgiving Potluck (NRE will supply turkey and baked ham, guests asked to bring a side dish to share), 12/08 Christmas party (caterer to be selected at 11/01 Social / Activities meeting).

Unfinished Business:

Clubhouse sprinkler pump and irrigation system: R. Kitterman shared that he has received 2 estimates for the sprinkler/irrigation system repair and is recommending moving forward with the proposal from Jack's Landscaping. The BOD discussed and came to consensus that this project would be put on hold while hurricane mitigation is a more immediate need. Project will be revisited at a future time.

New Business:

Hurricanes Helene and Milton Cleanup & Damage Mitigation: R. Kitterman outlined known storm related damages and current mitigation steps taken by the BOD thus far.

- **Clubhouse Roof damage:** Claim opened with insurance company; adjuster has conducted on-site assessment. Dry Guys contacted and will be assessing needs.
- **Pool Fence and Gates:** Claim opened with insurance company; adjuster has conducted on-site assessment. Obtaining estimates for repair/replacement.
- **Cul-de-sac Fence:** Obtaining estimates for repair/replacement.
- **Trees:** inventory of trees needing attention being compiled. North Manatee Tree Service has made arrangements to be on site Friday, 10/25/2024 for the removal of two trees that are an eminent threat to property.

R. Kitterman made a motion to contract with North Manatee Tree Service to remove a fallen tree that is resting on the car port of lot #86 and a pine tree on pond closest to the clubhouse, 2nd by S. Simpson. Motion Carried.

note: R. Kitterman will ask North Manatee Tree Service to assess and recommend mitigation of the pine tree in front of the clubhouse that has become partially uprooted.

- **Storm Debris:** Manatee County is anticipated to have contracted vendors picking up storm related debris over the next couple of weeks. Debris needs to be separated (aluminum, Styrofoam, bagged Yard Waste, and mixed loose vegetation) or the piles will NOT be picked up by the County Contracted vendor. Note: Styrofoam and aluminum can be placed with home trash for County Trash pickup, while bagged Yard Waste will be picked on County Yard Waste pickup.

R. Kitterman made a motion to contract with Jack's Landscaping for assistance with storm debris cleanup for a cost of \$1,200.00 plus dumping fee. The BOD discussed and shared concern that the scope of work was a verbal agreement and not clear. There was not a second of the motion.

S. Simpson made a motion to obtain a proposed written scope of work from Jack's Landscaping that the BOD could then consider, 2nd by E. Hollick. Motion Carried. (Note: R. Kitterman and K. Clapp will reach out to Jack's Landscaping).

Petty Cash Replenishment: P. Bader provided a detailed list of Petty Cash expenditures as well as a list (chart of accounts) of budget line items to be used to replenish Petty Cash in the amount of 164.74. S. Simpson made a motion to approve transfer of \$164.74 from the list of budget line items for the replenishing of Petty Cash, 2nd by K. Clapp. Motion Carried.

Architectural Review Request:

Lot #36 submitted a request to replace the roof damaged by hurricane Milton. K. Clapp made a motion to approve, 2nd by R. Kitterman. Motion Carried. (E. Hollick abstained from the vote)

Lot #36 submitted a request to refresh contents of existing flower bed in front of home. S. Simpson made a motion to approve, 2nd by R. Kitterman. Motion Carried. (E. Hollick abstained from the vote)

Lot #86 submitted a request to have the driveway sealed with a non-skid coating. K. Clapp made a motion to approve, 2nd by E. Hollick. Motion Carried.

Lot #56 submitted a request to replace the roof damaged by hurricane Milton. S. Simpson made a motion to approve, 2nd by K. Clapp Motion Carried. (E. Hollick abstained from the vote)

Lot #75 submitted a request to replace the roof damaged by hurricane Milton. K. Clapp made a motion to approve, 2nd by S. Simpson. Motion Carried. (E. Hollick abstained from the vote)

Resident Comments:

Lot #94 Inquired about the black spots in the pool. BOD response: LaPensee has been made aware of the black spots and some rust spots (most likely from storm debris that entered the pool). The pool technician will attempt to mitigate.

Lot #86 Expressed concern for a tree that fell during the storm and is resting on her carport. BOD response: the tree will be removed when the tree vendor is on-site later this week

Lot #36 Expressed concern for some partially broken branches in the Cypress trees on common property around the retention pond. BOD response: the trees will be added to the mitigation list and evaluated.

Lot #1 Thanked the Social / Activities Committee for a fun and tasty Octoberfest! BOD response: thank you.

Lot #23 Expressed concern regarding 2 Oak trees on the corner of Victory Road that is shedding dead branches which are hitting the house. BOD Response: will work with the tree vendor to schedule the “topping” of the trees.

Lot #1 Shared that his daughter had helped some NRE folks on Wednesday, 10/23/24 in completing online FEMA applications for assistance with hurricane Milton related costs. She has added a second session for Friday, 10/25/24 and has scheduled a few in-home assistances (for folks that don’t have a portable tablet or laptop). She is just facilitating the online process, all answers to questions are made by the NRE resident being assisted. BOD response: thank you.

Lot #94: Shared the help with completing the online form was great. To expedite the process, have bank account and routing numbers as well as home owner insurance information available. BOD response: thank you.

Lot #94: Inquired if the BOD knew when the County would again begin yard waste pickup. BOD response: the County has communicated (conversation with K. Clapp and their website) that Yard Waste pickups have been delayed due to overwhelming volume. It was reiterated that bagged Yard Waste should be separated from the storm debris piles on the edge of the street. The bagged Yard Waste will be picked up by the County during Yard Waste pickup and the piles of storm debris will be picked up by a County contracted vendor.

Adjournment: There being no further business, a motion to adjourn was made by K. Clapp, 2nd by S. Simpson. Motion carried. Adjourned at 6:52 PM.

Respectfully submitted by: Erik Hollick, BOD

Minutes approved November 5, 2024

Next Board Meeting is on November 5, 2024, 9:00 AM