



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, January 14, 2025, at the Clubhouse, 7001 36<sup>th</sup> Street, Ellenton, FL 34222. The meeting was called to order by President K. Clapp at 9:04 AM. The Pledge of Allegiance was said. 3 residents were in attendance.

**President's Comments:** none

**Secretary:** E. Hollick reported that all members were properly notified, and the agenda was posted on January 11, 2025, 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 December 26, 2024, minutes, 2<sup>nd</sup> by P. Bader. Motion Carried.

E. Hollick made a motion to accept the December 26, 2024, minutes as distributed, 2<sup>nd</sup> by P. Bader. Motion Carried.

**Treasurer Report:** none

**Committee Reports:**

**Budget & Finance:** P. Bader followed up with Newby Management with regards to the two transfers of reserve funds of \$250 & \$833.39 to operating in November 2024. The \$250 transfer was valid, as it was operating funds used to open the reserve a/c early in 2021 when Newby Management took over from C&S. The \$833.39 was however; reserve funds in a reserve account with the old bank and Newby Management made the correction back.

P. Bader shared that Newby Management does not have an NRE Equipment list. The BOD will work to generate an up-to-date list.

P. Bader shared that she is continuing to investigate and track down the money order payment that was received without owner or lot information.

**Capital:** None

**Facilities & Grounds:** P. Bader shared that Newby Management processed the payment to Tropic Air for renewal of service contract.

**Social:** K. Clapp shared a breakdown of Social / Activities Committee funds for 2024.

The BOD had a discussion with F. St. Clair and A. Simpson regarding the condition of the clubhouse after the private event on Sunday, January 12, 2025. Issues included, movement of pool table, trash in corner near black chairs, black substance on dance floor. F. St. Clair spoke with the NRE owner regarding the findings.

**Unfinished Business:**

**Clubhouse sprinkler pump and irrigation system:** Project will be revisited at a future time, after the new year.

**Pool Chemical Treatment:** LaPensee rescheduled treatment for 01/29/2025 & 01/30/2025.

**Hurricanes Helene and Milton Cleanup & Damage Mitigation:**

- **Pool Fence & Gates and Cul-de-sac Fence:** Clarity Fence completed the installation of the pool fence and gates. R. Kitterman has contacted the vendor to add screws to the crossbars at each post for the cul-de-sac fence. Balance of payment due \$8300.00 to be held until work is completed. Update: R Kitterman learned more about why the contractor did not add

screws to the crossbar at each post. With the \$833.39 transfer error (see above) corrected, and the transfer of \$1,250 operating to reserve for January 2025 and February 2025 the reserve account will have enough liquid funds to pay Clarity Fence. Waiver & check ready for signing & pickup by vendor.

- **Trees:** R. Kitterman has reached out to North Manatee Tree Service to discuss the invoice for the completed removal of the fallen tree that was resting on the car port of lot #86 and a pine tree on pond closest to the clubhouse. Awaiting response.

R. Kitterman shared estimates from Jack's Landscaping for the removal and stumping of 3 storm damaged trees at the corner of Victory Road and Mendoza Road for \$800.00 and cut back two fallen trees in the preserve that are a hazard to the home of lot #86 for \$200. S. Simpson made a motion to contract with Jack's Landscaping for the tree work at a cost of \$1,000.00, 2<sup>nd</sup> by R. Kitterman. Motion Carried.

- **Storm Debris: P.** Bader made a motion to rescind the contract with Jack's Landscaping for assistance with storm debris cleanup for a cost of \$585.00 for the removal of debris along the southern perimeter (pond and Colony Cove) approved at the 11-26-2024 BOD, 2<sup>nd</sup> by S. Simpson. Motioned Carried. Note: Due to weather conditions, Jack's Landscaping substituted the storm debris cleanup in place of a lawn mowing session.

**Pond Maintenance Contract – Rick Richards Inc:** R. Kitterman shared that he has spoken with Rick Richards regarding the new proposed contract for 2025 and negotiated a price of \$486.00 per month. K. Clapp made a motion to approve the contract with Rick Richards Inc for pond maintenance, 2<sup>nd</sup> by R. Kitterman. Motion Carried.

#### New Business:

**Constant Contact subscription renewal:** P. Bader shared that the Constant Contact prepay subscription was coming up for renewal. S. Simpson made a motion to renew the Constant Contact subscription for a year, 2<sup>nd</sup> by E. Hollick. P. Bader will work with Newby Management to process payment to Constant Contact - 2025 one-year prepay \$234.60 (2024 \$218.45). CC gives us a discount of 15% along with being a not-for-profit corporation.

**Electrical related maintenance & repair projects:** R. Kitterman shared that Rayco Electric, Inc. is researching options for the replacement of the Pole light at the Victory Road entrance. The existing light manufacturer is no longer in business and replacement parts are not available.

R. Kitterman reviewed the estimates for electrical related repairs and recommended accepting the estimates from Rayco Electric, Inc.

E. Hollick made a motion to contract with Rayco Electric, Inc. to install a new time clock for pool heater (part & labor) at a cost of \$745.00 (Quote #240256 12/24/24), 2<sup>nd</sup> by S. Simpson. Motion Carried.

E. Hollick made a motion to contract with Rayco Electric, Inc. to disconnect power around exterior community property at a cost of \$155.00 (Quote #240257 12/24/24), 2<sup>nd</sup> by S. Simpson. Motion Carried.

E. Hollick made a motion to contract with Rayco Electric, Inc. to replace photocell by Victory Rd monument at a cost of \$210.00 (Quote #240258 12/24/24), 2<sup>nd</sup> by R. Kitterman. Motion Carried.

**Architectural Review Request:** None

**Resident Comments:** None

**Adjournment:** There being no further business, a motion to adjourn was made by S. Simpson, 2<sup>nd</sup> by R. Kitterman. Motion carried. Adjourned at 9:38 PM.

Respectfully submitted by: Erik Hollick, BOD

Minutes approved January 30, 2025  
01/14/2025 Board Meeting

Next Board Meeting is on January 30, 2025, 6:00 PM