



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, February 11, 2025, 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. 2 residents were in attendance.

President's Comments: none

Secretary: E. Hollick reported that all members were properly notified, and the agenda was posted on February 9, 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 January 30, 2025, minutes, 2nd by S. Simpson. Motion Carried.

E. Hollick made a motion to accept the January 30, 2025, minutes as distributed, 2nd by P. Bader. Motion Carried.

Treasurer Report: None

Committee Reports:

Budget & Finance: P. Bader shared that LePensee Plumbing-Pools-Air are behind in their billing. Newby Management is accruing the monthly payment. Also, awaiting bill for pool chemical treatment that was completed in January.

P. Bader shared that Newby Management continues to work on the balance sheet reporting differences between C&S Management and Newby Management.

P. Bader shared that applications for proposed new owners of lot #7, and lot #19 have been received and approved by the BOD. First welcome letters have been sent. Closing for each lot is targeted for the end of February 2025.

Capital: None

Facilities & Grounds: R. Kitterman shared that he has been approached regarding the removal of some pine trees in the cul-de-sac where the two owners (Rybka and Wilson) would cover the removal costs. R. Kitterman has asked the owners to submit an ARC request.

R. Kitterman shared that LaPensee Plumbing-Pools-Air tech that performed the chemical treatment of the pool in January, suggested performing a test for a leak. During the testing, with the pool pump and auto-refill shut off, the tech thought perhaps more water was lost than would be expected with evaporation. R. Kitterman will keep an eye on pool water level and schedule a time to perform a 24-hour water level check (note: pool, pump and auto refill will need to be shut down during the 24 test).

R. Kitterman shared that he is waiting to hear back regarding cost of cable box (green cylinders) covers originally manufactured by Crown-Castle.

Social: K. Clapp shared that the new welcoming team is Kathleen Gater and Pam Rybka. K. Clapp thanked Brenda Harcovitz and Geri Hinich for their efforts in welcoming new NRE owners.

Unfinished Business:

Clubhouse sprinkler pump and irrigation system: S. Simpson made a motion to contract with Jack's Landscape for the amount of \$2,650.00 for the repair/update of the clubhouse sprinkler system with work to start April 1, 2025, or after, with funds to be taken from the reserve account, 2nd by R. Kitterman. Motion Carried.

Pool Chemical Treatment: R. Kitterman reported that LaPensee completed the treatment.

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 and Mendoza Road entrances. The existing light manufacturer is no longer in business and replacement parts are not available. Roy will be asking of the possibility of using the existing pole and mounting an LED light like the ones in the clubhouse parking lot.

R. Kitterman shared that Rayco Electric, Inc. is targeting 02/28/2025 to install a new time clock for pool heater. They are awaiting the delivery of parts.

Emergency Contact Information Update: K. Clapp shared that an Emergency Contact form is being designed and once approved by the BOD, will be sent to all NRE owners requesting updated information to be kept in each file.

New Business:

Fining Procedure: The BOD discussed development of a fining procedure, that would be followed by the BOD in the event an owner is in violation of the HOA rules and regulations as outlined in the various HOA legal documents. K. Clapp made a motion to have the NRE Attorney draft up a Fining Procedure, 2nd by S. Simpson. Motion Carried.

Architectural Review Request:

Lot #22: submitted a request to replace the roof damaged by hurricane Milton. K. Clapp made a motion to approve, 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 R. Kitterman. Motion carried. Adjourned at 10:03 AM.

Respectfully submitted by: Erik Hollick, BOD

Minutes approved February 27, 2025

Next Board Meeting is on February 27, 2025, 6:00 PM