



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, February 27, 2025, at the Clubhouse, 7001 36<sup>th</sup> Street, Ellenton, FL 34222. The meeting was called to order by President K. Clapp at 6:00 PM. The Pledge of Allegiance was said. 20 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 24, 2025, and via Constant Contact email. A quorum was present with members K. Clapp, R. Kitterman, E. Hollick, P. Bader (by phone) and S. Simpson.

E. Hollick made a motion to waive the reading of the February 11, 2025, minutes, 2<sup>nd</sup> by R. Kitterman. Motion Carried.

E. Hollick made a motion to accept the February 11, 2025, minutes as distributed, 2<sup>nd</sup> by S. Simpson. Motion Carried.

**Treasurer Report:** None – Financial as of January 31, 2025, tabled until March 11, 2025, BOD meeting

**Committee Reports:**

**Budget & Finance:** P. Bader shared that Newby Management made the reporting corrections on the balance sheet (reporting differences between C&S Management and Newby Management) and will be reflected in the financial documents going forward.

**Capital:** None

**Facilities & Grounds:** None

**Social:** B. Pare reminded participants of the 03/08 Coffee Hour with guest Gospel Singers for entertainment; 03/15 St. Patrick's Pot Luck; and 04/12 Coffee Hour with AED training by North River Fire District personnel.

**Unfinished Business:**

**Clubhouse sprinkler pump and irrigation system:** R. Kitterman shared the project is scheduled to begin after April 1, 2025.

**Electrical related maintenance & repair projects:** R. Kitterman shared that Rayco Electric, Inc. is still 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.

R. Kitterman shared that Rayco Electric, Inc. is targeting 02/28/2025 to install a new time clock for pool heater.

R. Kitterman shared he is awaiting information regarding the replacement cost of cable housing covers.

**Emergency Contact Information Update:** E. Hollick shared that the form, approved by the BOD, has been sent out via Constant Contact to all NRE owners and forms are available on the table in the clubhouse.

**Fining Procedure:** K. Clapp shared that we are awaiting the draft document from the attorney.

**New Business:**

**Architectural Review Request:**

**Lot #53:** request to replace the roof damaged by hurricane Milton. K. Clapp made a motion to approve, 2<sup>nd</sup> by R. Kitterman. Motion Carried.

**Lot #53:** request to screen in part of car port. K. Clapp made a motion to approve, 2<sup>nd</sup> by R. Kitterman. Motion Carried.

**Lot #55:** request for a refresh of front flower beds to include removal of bushes and addition of plants and decorative stone. K. Clapp made a motion to approve, 2nd by R. Kitterman. Motion Carried.

**Lot #57:** request for replacement of front flower bed edging with concrete curbing. K. Clapp made a motion to approve, 2nd by R. Kitterman. Motion Carried.

**Lot #66:** request for installation of a poured concrete pad in rear of home. K. Clapp made a motion to approve, 2nd by S. Simpson. Motion Carried.

**Lot #70:** request for the removal of evergreen bushes damaged by hurricane Milton. K. Clapp made a motion to approve, 2nd by S. Simpson. Motion Carried.

**Lot #78:** request for the removal of 2 Pine Trees behind the house, cost to be covered by owner. R. Kitterman made a motion to approve, 2nd by E. Hollick. Motion Carried.

**Lot #79:** request for the removal of a Pine Tree behind the house, cost to be covered by owner. K. Clapp made a motion to approve, 2nd by R. Kitterman. Motion Carried.

**Lot #80:** request for the removal of a Pine Tree behind the house, cost to be covered by owner. K. Clapp made a motion to approve, 2nd by R. Kitterman. Motion Carried.

### **Resident Comments:**

**Lot 94:** Inquired why the Fining Procedure under Unfinished Business was skipped. BOD response: awaiting draft document from attorney so item passed over this evening.

**Lot 97:** Inquired what is the nature of the fining procedure. BOD response: In the event the BOD determines to begin a fining process with a homeowner, the BOD and assembled fining hearing committee would have a guideline to follow, adhering to FL state laws.

**Lot 41:** Shared that HOA rules are fairly simple to follow and that most of the owners comply without issues. BOD response: thank you.

**Lot 94:** Inquired if a fine would be charged for not completing an ARC request before a change is made. BOD response: The BOD is not looking to fine owners, however, in the event it is needed, there will be a prescribed procedure to follow. Once the procedure has been adopted by the BOD, all owners will receive notification. Hopefully having a procedure will act as a deterrent for infractions.

**Lot 94:** Inquired about black spots in pool after the recent chemical treatment. BOD response: LaPensee has been contacted and asked to assess and advise.

**Lot 94:** Inquired about some hanging tree limbs damaged by past storms. BOD response: The damaged limbs are known and on the list for tree work.

**Lot 1:** Inquired who owns the Preserve between NRE and Ridgewood. BOD response: NRE owns the Preserve and SFWMD holds the permits.

**Lot 94:** Inquired what to do when at pool without keys or cellphone and gate has been closed. BOD response: Make sure you have a key. If one of the party leaves with the key, unlock the clubhouse house door, then upon departure can lock the clubhouse door from the inside and lock the bottom lockset on the rear door as you leave.

**Adjournment:** There being no further business, a motion to adjourn was made by S. Simpson, 2<sup>nd</sup> by K. Clapp. Motion carried. Adjourned at 6:32 PM.

Respectfully submitted by: Erik Hollick, BOD

Minutes approved March 11, 2025

Next Board Meeting is on March 11, 2025, 9:00 AM