



## 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, April 8, 2025, at the Clubhouse, 7001 36<sup>th</sup> Street, Ellenton, FL 34222. The meeting was called to order by Secretary E. Hollick 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, and the agenda was posted on April 5, 2025, and via Constant Contact email. A quorum was present with members E. Hollick, P. Bader. and S. Simpson. K. Clapp, and R. Kitterman were excused.

E. Hollick made a motion to waive the reading of the March 27, 2025, minutes, 2<sup>nd</sup> by S. Simpson. Motion Carried.

E. Hollick made a motion to accept the March 27, 2025, minutes as distributed, 2<sup>nd</sup> by P. Bader. Motion Carried.

**Treasurer Report:** None

### **Committee Reports:**

**Budget & Finance:** P. Bader shared the results of a survey of financial institutions offering CDs. She will obtain new rates when the current CD is set for renewal.

P. Bader shared that Newby Management has provided the CPA firm the information needed to complete and file the HOA 1120 Report (Federal Return).

P. Bader shared that she has asked Newby Management for guidance on options to lower the \$1 Million auto insurance coverage for contractor/vendors NRE could contract with.

**Capital:** None

**Facilities & Grounds:** Pool is receiving phosphorus chemical treatment, 04/08/2025 and 04/09/2025.

**Social:** 04/12 Coffee Hour with AED training by North River Fire District personnel; 05/03 Cinco De Mayo / KY Derby Potluck, 05/26 Memorial Day BBQ

### **Unfinished Business:**

**Clubhouse sprinkler pump and irrigation system:** Tabled to next BOD meeting

**Electrical related maintenance & repair projects:** R Tabled to next BOD meeting

**Fining Procedure:** BOD acknowledged receiving document from attorney. S. Simpson made a motion to send out the document to all NRE owners prior to the April 24, 2025, BOD meeting where the BOD will discuss and consider adoption, 2<sup>nd</sup> by E. Hollick. Motion Carried.

**Tree Trimming Lot #77:** Tabled to next BOD meeting

**Pool Leak:** Tabled to next BOD meeting

### **New Business:**

**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 P. Bader. Motion carried. Adjourned at 9:28 AM.

Respectfully submitted by: Erik Hollick, BOD

Minutes approved April 24, 2025

Next Board Meeting is on April 24, 2025, 6:00 PM

04/08/2025 Board Meeting

Page 1 of 1