



North River Shores
PROPERTY OWNERS ASSOCIATION

northrivershores.org

The SCOOP!

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2026 Board Meeting Schedule

Board meets a minimum of once per quarter, and more often if necessary. Board meetings are the 3rd Tuesday with the exception of the Annual Meeting which must be held before Nov 15.

Upcoming Meetings will be: March 16th and April 21st at the First Presbyterian Church of Stuart

Reminder! To speak at a meeting, Members in Good Standing must request approval by the board no later than the Friday before the meeting.

NRS POA BOARD OF DIRECTORS HOW TO CONTACT US!

772-692-3939, EXT 3

NORTHRIVERSHORES.ORG "CONTACT US"

PO BOX 3154
STUART, FL 34995

NRSPOAPRESIDENT@GMAIL.COM

Dear NRS POA Members,

Welcome to the first 2026 edition of The Scoop! Between 2015 and 2025, The Scoop fell out of consistent production. No one is sure why or when this happened. The 2025 Board posted the most recent version on our website this last August.

At our first Board meeting in January, we renewed our commitment to publishing The Scoop every quarter. We are also updating the POA website to make it more informative for all residents.

Since accepting the honor of leading The Scoop, I learned there is a new, professional publication coming soon that will be for the entire North River Shores Community called "Stroll North River Shores". "Stroll" publication will have news and articles curated for our neighborhood. Their professional publication will do a much better job than I can as a volunteer. Therefore, I am pivoting The Scoop back to its original intended purpose: informing the POA Membership of Board Activities, Important Meetings, Dates, etc. that affect the membership at large. You can expect updates on board decisions, upcoming meetings, community initiatives, and important dates that impact our neighborhood.

Please enjoy my first attempt at The Scoop. Your feedback and suggestions are always welcome.

Warm Regards,
Kelly Perelli-Minetti (& Truman)
Volunteer Editor, The Scoop
kellypm1@gmail.com





The SCOOP!

2026 NRSPOA OFFICERS, DIRECTORS

President: Dave Weston
 Vice President: Tim Newton
 Secretary: Erin Jenkins
 Treasurer: * TBD

Directors:
 Brent Graeser
 Brian Lelli
 Jimmy Pardinias
 Kelly Perelli-Minetti
 Bianca Robertson

*Rich Moulton was elected President and resigned the day after our January board meeting due to personal reasons. Jim Rizzolo was re-elected as Treasurer, and resigned as of the February board meeting (relocation). We wish both gentlemen the best and thank them for their contributions to our community.

Per Bylaws, the Board appointed two new Directors to fill the open positions until the November annual meeting.

Names will be announced soon.

Dave Weston was elected to take the President position. Treasurer position will be discussed at March meeting.

North River Shores POA – 2026 Election Results

Election of Directors – 3-Year Term (Tabulated Results)

Candidate	Yes	No	Votes Cast	Did Not Vote (out of 150)
Dave Weston	89	53	142	8
Richard Moulton	99	44	143	7
James Rizzolo	92	49	141	9
Bianca Robertson	85	52	137	13
Faith Talley	80	57	137	13
Kelly Perelli-Minetti	90	49	139	11

2026 Budget Vote (Tabulated Results)

Measure	Yes	No	Votes Cast	Did Not Vote (out of 150)
2026 Budget	80	57	137	13

Ballot Participation Clarification

A total of **150 ballots were returned**. For each director candidate and for the 2026 Budget, the **Did Not Vote** column reflects the number of members who submitted a ballot but did not cast a vote on that specific candidate or measure. Did Not Vote is calculated as: **150 total returned ballots minus the Yes and No votes for that item**. A member may vote on some items and leave others blank.

NOTE:

Required Quorum	10%	of membership	354	=	35
Passage	50%+1	of those voting	150	=	76

2026 NRSPOA COMMITTEE CHAIRPERSONS

Nominating Committee – Brent Graeser
 Maintenance and Parks – Dave Weston
 Social - Dave Weston
 Restrictive Covenants – Tim Newton
 Legal – Tim Newton
 Membership – Brian Lelli
 Neighborhood Liaison – Kelly Perelli-Minetti
 Communications – Kelly Perelli-Minetti



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The SCOOP!

Year in Review

by Tim Newton

What a great year for our community and the Property Owners Association. The year started out with the Association being in great financial condition – Thanks to all that paid their dues timely.

Association activities included the Annual Easter Egg Hunt that had a large crowd in attendance. The fishing tournament was a lot of fun, and some great fish were caught. The traditional Snow Party at Lake Park (Playground) turned out to be a great success with lots of fun for all ages to enjoy, and finally the Golf Cart Parade. This is the first year for it and there was a tremendous turnout of golf carts with some exceptional decorations. A big THANK YOU to all the organizers and volunteers.

This past summer the Association completed one of the largest amenity improvement project ever undertaken, the new docks at the boat ramp. Not only did we replace and upgrade the existing dock but we added dock space on the opposite side that expanded the loading area for greater access and enjoyment for all who want access to the water. What a great amenity for the community and non-waterfront residents.

We approved performing the needed repairs/ replacement to the Lake Park dock (Playground) and awaiting resolution of a non-member complaint in order to perform much needed repairs/ replacement.

A giant THANK YOU to all of those who volunteered to organize or help with activities this year and made 2025 such a success.

Our community continues to be one of the most sought-after areas in Martin County and by making improvements to our existing amenities we will continue to be “The place to live and raise your children”.



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~ NRS Lakeside Park ~

Easter Egg Hunt

Sunday, March 29th • 3-5 PM

Egg Hunt starts at 3:15!

Plus a Petting Zoo!

Please drop off a dozen filled plastic eggs
(No chocolate or unwrapped candy)

Per child who's attending - More is ALWAYS welcome!

Drop off eggs at:

1344 NW. Spruce Ridge Dr. or
1295 Pine Ridge Trl

Anytime the week of up till Sunday before Noon.





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Fishing Report

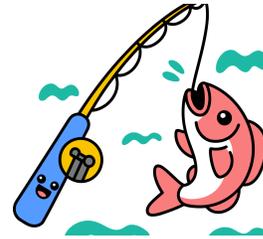
by Captain Dave Weston

Fishing conditions in and around Stuart, Florida are shaping up well as winter patterns continue to settle in across the Treasure Coast. Recent weather stability and favorable water temperatures have helped improve overall bite activity, particularly offshore and along nearshore reefs.

Offshore fishing has been productive, especially on calmer days when anglers can make the short run to the Gulf Stream. Blackfin tuna have been active, with consistent bites early in the morning and again late in the afternoon. Fish in the 15–30 pound range are being caught trolling small ballyhoo and feathers.

Sailfish are present and continue to move through the area, especially following cold fronts. Live baiting with goggle-eyes, threadfin herring, or blue runners has produced the best results, though dead bait setups are also getting bites during higher current periods.

Bottom fishing remains solid on nearshore and mid-range reefs in 70–140 feet of water. Vermilion snapper, lane snapper, mangrove snapper, and occasional red grouper are being caught using chicken rigs with squid or cut bait. Amberjack and other reef predators are also mixed in on deeper structure.



Nearshore and Reefs: Closer to shore, anglers are finding Spanish mackerel, bluefish, and jacks around bait schools and reef edges. Drifting live pilchards or casting small spoons and jigs during moving tides has been effective. Permit made occasional appearances near wrecks and reef lines when conditions line up.

Inshore fishing has been more selective, but there are opportunities around structure and deeper holes. Sheepshead are showing up around docks, bridges, and seawalls, particularly during stronger tidal movement. Live shrimp and fiddler crabs remain the best baits.

Snook action has been slower overall, with fish holding deeper and feeding primarily during warmer afternoons or tide changes. Catch-and-release fishing around bridges and mangrove shorelines can still be productive.

Beach anglers are finding pompano and whiting along troughs and sandbars, especially during incoming tides. Fresh shrimp and sand fleas have been the top producers. Spanish mackerel may cruise the beaches early in the morning when bait is present.



The SCOOP!

NRS POA BOARD MEETING

TUESDAY, JANUARY 13, 2025

FIRST PRESBYTERIAN CHURCH OF STUART

Minutes - By Secretary, Erin Jenkins

I. Call to Order – Tim Newton 7:00 pm

A. Pledge of Allegiance **B. Roll Call** – Tim Newton, Jimmy Pardinas, Erin Jenkins, Tammy Malinowski, Brent Graeser, Rich Moulton, Jim Rizzolo, Brian Lelli, Dave Weston, Kelly Perelli-Minetti
C. Election of President: Dave Weston nominated Rich Moulton, Tim Newton seconded, motion carried. Election of Vice President: Dave Weston nominated Tim Newton, Rich Moulton seconded, motion carried. Election of Treasurer: Dave Weston nominated Jim Rizzolo, Brian Lelli seconded, motion carried. Election of Recording Secretary: Dave Weston nominated Erin Jenkins, Brian seconded, motion carried.

II. Acceptance of Agenda – Jim Rizzolo motioned, Jimmy Pardinas seconded, motion carried.

III. Old Business

A. Finance – (to see Financials, please request login to new northrivershores.org website)

B. Deed Restrictions – Dave Weston motioned to approve a variance for a two story addition, which received a “yes” vote from surrounding neighbors. Tim Newton seconded, motion carried.

C. Park Maintenance – Picnic tables and benches at Lakeside park and Half Mile Lake Park are in disrepair and need to be replaced. The cost for all 5 items is \$5000. Quote to repair seesaw seat \$1500. We are currently looking for new parts/seat. Stone has been laid at the boat ramp. Stephen Purkey pressure washed at various parks – benches/court. We will get a quote from him for regular maintenance.

D. Social Events – This year we plan to have our Annual Easter Egg Hunt, a Pickleball Tournament, Golf Event and Kelly Perelli-Minette suggested we put together an event specifically for seniors.

E. Scoop – Kelly will work on gathering ideas/articles

F. Website – new website is close to going live and will be much more organized and user friendly.

G. Boat Ramp – We have a new locksmith and can save money by using old keys. We plan to collect old keys to turn into him for a credit.

IV. New Business

A. Designation of Committee Chairs: Nominating Committee – Brent Graeser, Maintenance and Parks – Dave Weston, Restrictive Covenants – Tim Newton, Legal – Tim Newton, Membership – Brian Lelli, Neighborhood Liaison – Kelly Perelli-Minetti Communications – Kelly Perelli-Minetti.

B. Standardize Policy – We discussed creating a policy regarding records requests (frequency/relevance). We also discussed creating a policy for boat ramp violations.

V. Adjourn 8:28 pm



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Deed Restrictions/ Covenants Reminders & Updates

By Vice President, Tim Newton

Before you decide to construct a fence, add an addition to your home, place a storage shed, build or modify a dock, etc., on your property please refer to your deed restrictions. FYI - No wire fences shall be erected. No fence within the setback area shall exceed a height of four (4) feet. For waterfront properties, no continuous interlocking hedge beyond the line of the main dwelling toward the water shall be over four (4) feet in height. On inside lots continuous interlocking hedge over four (4') feet in height shall be permitted between the street and the front line of the main dwelling.

2026 PROJECTS

Lake Park dock repair/ replacement. Docks decking and stringers are in need of replacement due to age. This leaves the pilings as the only "original" materials and since we are spending +/- \$15,000 to replace it was considered to be a wise use of Association monies to also replace the pilings at the same time so we don't have issues in the future. Additional cost to replace pilings in +/- \$3,000. Process - Replacement has been approved by the Board and funded out of 2025 accounts. Non POA Member has filed a complaint and it has cost the Association +/- \$5,000 so far to respond to the complaint.

North Shore Park dock addition Projects purpose is to increase the amenities for our community. ie, A calm place to sit on the water without boat ramp traffic. Yes, it may be used by a fisherman or kayaker. Cost is +/- \$22,000. Project will commence once DEP complaint file by POA member has been resolved.

2026/2027 PROPOSED NEW PROJECT

Project Planning for 2026 if funds are available (or for 2027 budget year):

Lake Park Irrigation - Design and cost are now being evaluated. We currently have no irrigation in the park and it is a sand pit most of the time. This park is the most often used park with kids playing so thought it would be a good idea to have a little grass.