

TOWN & RIVER CIVIC ASSOCIATION, Inc.
ANNUAL MEETING MINUTES
THURSDAY, JANUARY 21, 2016

CALL TO ORDER

President Tony Pocklington called the meeting to order at 7:30pm in the Fellowship Hall of Cypress Lake United Methodist Church, 8570 Cypress Lake Dr., Ft. Myers, FL.

OFFICERS & DIRECTORS PRESENT

Vice President Jon Coolong, Treasurer Gary Hudson; Directors Terry Brady, John Generales, Mark Generales, Bob Pease, Brian Sumwalt, Ada Trapanese, John Trapanese & Executive Secretary Sally Stigler were present.

CERTIFICATION OF QUORUM

Ninety Two (92) valid voting proxies were received with twenty-six (26) residents in attendance. The term "valid" defined as property owners who paid their annual dues. A quorum must be twenty-five (25); therefore a quorum was attained.

GUEST PRESENTATION

Real Estate Broker Mr. Trae Zipperer gave an informative presentation regarding the real estate market in Ft. Myers over the past two years. He noted five reasons Town & River is a desirable community in the center of Lee County & why community restrictions, rules & regulations are important in maintaining property values. A question & answer period immediately followed his presentation & he was applauded for the valuable information provided.

Mr. John Williamson of Comcast spoke briefly & provided business cards for residents to contact him with questions and/or concerns.

APPROVAL OF MINUTES

A motion was made, seconded & approved to waive the reading of the January 22, 2015 Annual Meeting Minutes & they were accepted & approved by motion.

TREASURER'S REPORT (Gary Hudson)

Gary noted \$18,000 was received in dues income last year. The December 31, 2015 & year-end financial reports were not available from the Accountant, but will be printed in the March issue of the Newsletter. A brief discussion occurred on the subject of raising annual dues from \$60 to \$65 or \$70. It passed by motion to keep the current rate of \$60 per year, with one Board Member voting no. The Treasurer's Report was accepted & approved by motion.

COMMITTEE REPORTS

ARB Committee (Bob Pease)

Bob noted most infractions are resolved to the satisfaction of all parties; & most are regarding set-back Rules & regulations.

Lake Committee (Jack Ruzicho)

In Jack's absence Tony reported the lake compressor has been replaced & Jack is working with Lake Doctors to remove coconuts from the lake.

OLD BUSINESS

There were no topics of unfinished business to present & discuss.

Page 2. of 2. Town & River Annual Meeting January 21, 2016

NEW BUSINESS

Addition of a "Noise Restriction" Covenant to all DOR's of Town & River

A discussion of limiting operational hours for Landscapers, Construction Companies & other Commercial Entities performing services within Town & River took place. Such restrictions would limit noise in the Community during specified hours. Further discussion will take place during future Board Meetings .

ELECTION OF AREA DIRECTORS

Owner Michelle Kiely offered to join the Board, & was graciously welcomed. The vote was unanimous to approve the slate of Directors as presented on the 2016 ballot as follows:

Area 2 - Rick Ginsburg

Area 3 - Brian Sumwalt

Area 4 - Gary Hudson

COMMENTS & QUESTIONS FROM THE FLOOR

A resident on Wittman Drive questioned why he could not construct a shed in his backyard, & he was advised to make a presentation at a future Board Meeting.

Mr. Dave Trapp of 871 S. Town & River Dr. offered to assist or manage & update & maintain the Town & River website. His IT expertise will be greatly appreciated.

BOARD OF DIRECTORS MEETING

It was announced a brief Board of Directors Meeting will be held immediately following the Annual Meeting & all present are invited to attend.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned by motion at 8:35pm. The February Board of Directors meeting will be 6:30pm Thursday, February 11, 2016 at South Pointe South Community Clubhouse, 9734 Foxglove Circle, Ft. Myers, FL 33919. All are encouraged & invited to attend.

Respectfully submitted,

Sally Stigler