

**TOWN & RIVER CIVIC ASSOCIATION, Inc.**  
**BOARD OF DIRECTORS MEETING MINUTES [Unapproved]**  
**Thursday, April 12, 2018**

**CALL TO ORDER**

President Mark Generales called the meeting to order at 6:30pm at the South Pointe South Clubhouse.

**OFFICERS & DIRECTORS PRESENT**

Present: Directors Marge Byrne, Kay Gloris, Myriam Lentz. & Martha Smith. Vice President Gary Hudson, Secretary Renee Notes, Treasurer Bruce Rockenstein, Executive Secretary Sally Stigler & 3 residents were also in attendance.

Absent: Director Rick Ginsburg

**NEW BOARD MEMBER**

Terry Brady was in attendance & offered to join the Board. He was unanimously accepted & voted in as a Director.

**INTRODUCTION – Mark Generales**

**Review of Board Retreat** - Mark reported on the Board Member Retreat & Strategy Session held March 31. Richard DeBoest, the Association Attorney, conducted an HOA board member certification course. All Board Members present at the retreat were “certified” by taking a state approved HOA course given by our attorney, Richard DeBoest.

Joanne Willoughby of Hotwire Communications gave a presentation on their broadband, fiber optic internet, TV & telephone services. Mark will invite a representative to speak during the May Board Meeting.

T&R road conditions were discussed. Mark reported that the county will begin a three year project paving all streets in T&R in the spring of 2019.

The appearance of medians on McGregor Blvd. were reviewed & Mark contacted the State of Florida, with no response. He suggested engaging the services of landscapers to maintain the medians free of charge in exchange for permitting a small sign advertising the landscaping service.

**Future Board meeting dates, location & time** – The May 10 meeting will be held 6:30pm at Cypress Lake Presbyterian Church & the June 20 meeting will be 6:30pm at Cypress Lake United Methodist Church.

**APPROVAL OF MINUTES** – March 8 board minutes were approved by motion.

**TREASURER’S REPORT (Bruce Rockenstein)**

Bruce emailed March 2018 financial reports to Board Members prior to the meeting. He noted the Director & Officer Insurance Policy will be renewed May 20<sup>th</sup>, & it passed by motion to authorize him to purchase General Liability Insurance. He plans to meet with the Association accountant in a few weeks. It passed by motion to pay \$1,200 to the photographer creating a drone video to enhance the T&R website. Bruce gave Board Members a copy of the book titled The Law of Florida Homeowner Associations which he purchased on the advice of the Association Attorney for \$19.99 each. With no questions presented, the Treasurer’s Report was approved by motion.

**COMMITTEE REPORTS**

**Lake Committee (Renee Notes)**

Renee volunteered to chair the lake committee, & Gary offered to assist her; noting Lake Masters has been acquired by Solitude Lake Management.

**Deed of Restrictions (DOR) Committee & Architectural Review (Mark Generales & Tony Pocklington)**

Gary reported he is creating a new system for violation tracking. Terry Brady will assume responsibility as Director for McGregor Blvd. & Wittman Dr. properties. In Rick Ginsburg's absence Gary will assume Director responsibilities temporarily for Deep Lagoon Ln. & Julie Ann Ct.

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**OLD BUSINESS**

**Short-Term Rentals (Mark Generales)**

The postcard to be sent to all Owners will be approved by the Association Attorney prior to mailing. The May 10<sup>th</sup> meeting will be informative with Richard DeBoest, Esq. in attendance. Questions, comments & concerns of those in attendance will be welcome. Mark will create a video presentation of the updated T&R website for the meeting.

The June 20<sup>th</sup> meeting will be strictly to vote on the rental Amendment.

**NEW BUSINESS (Mark Generales)**

**Community Survey Creation/Implementation**

Following a brief discussion, it was agreed T&R business cards for Board Members would be of value & Mark will order them. Bruce also suggested the T&R website be promoted in the newsletter.

**Board Member Certification**

Mark presented each Board Member who attended the retreat with their original Certificate of Completion of the Florida Statutes state approved BOD certification course. Mark will arrange for remaining Board Members to complete the course & become certified in the near future.

**PUBLIC COMMENT PERIOD – 3 minutes each**

Beverly Hall spoke regarding the DOR; indicating her preference for a strong DOR, & if necessary, implementing fines for violations.

**ADJOURNMENT**

With no further business to discuss, the meeting was adjourned by motion at 7:35pm. The next Board of Directors Meeting will convene 6:30pm Thursday, May 10 at Cypress Lake Presbyterian Church, 8260 Cypress Lake Drive. All are welcome & encouraged to attend.

Respectfully submitted,  
Sally Stigler  
Executive Secretary