

**TOWN & RIVER CIVIC ASSOCIATION, Inc.**  
**BOARD OF DIRECTORS MEETING MINUTES [Unapproved]**  
**Thursday, February 8, 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, Rick Ginsburg, Kay Gloris, Rick Ginsburg, Myriam Lentz, Mark Maddox, Martha Smith. & Brian Sumwalt. Vice President Gary Hudson, Secretary Renee Notes, Treasurer Bruce Rockenstein, Executive Secretary Sally Stigler & 5 residents were also in attendance.

**INTRODUCTION OF OFFICERS & BOARD MEMBERS**

Mark requested all present introduce themselves & give a brief synopsis of their professional & personal background. This introduction process was interesting & enlightening. Everyone expressed their fondness for T&R, & their desire to assist in enhancing & maintaining the Community as one of Southwest Florida's prime residential communities.

**APPROVAL OF MINUTES** – January 25 board minutes were approved by motion as submitted.

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

Bruce emailed January 2018 financial reports to Board Members prior to the meeting. With no questions presented, the Treasurer's Report was approved by motion.

**COMMITTEE REPORTS**

**Lake Committee (Brian Sumwalt)**

Brian noted a new access point may be needed to enable the contracted lake maintenance company to gain periodic access to the lake. Discussions continue with the owners of the property through which the lake has been accessed. Martha Smith offered to assist with this situation.

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

Mark noted a "cease and desist" letter was mailed from the Association Attorney to the Owner of 979 Bal Isle Dr. regarding the construction of a dock in violation of the DOR.

Tony reported no ARB's (Architectural Review Board) requests were submitted for approval.

**Improvement Committee (Gary Hudson)**

Regarding the By-Laws Amendment unanimously passed by vote at the Annual Meeting January 25, 2018, Gary shared the new director assignments & street responsibilities. There are 9 groups of 20 streets.

**OLD BUSINESS**

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

As a follow-up to the annual meeting discussion, at Mark's recommendation it passed by motion on a 10 to 1 vote to form a small committee of 4-5 persons to further discuss this issue to determine whether common ground can be found. Gary Hudson agreed to chair the committee and Renee Notes agreed to be a member. A group of owners who are opposed to the rental restriction proposed by the board has formed Town & River Vacation Property Partners. Gary will contact this group and ask that two to three of their members meet with he and Renee. Gary will present a report at the March Board of Directors Meeting on the outcome of this committee meeting.

**Short-Term Rentals (Continued)**

An article will be published in the Newsletter regarding this issue & the proposed Amendment to the DOR regarding short-term rental restrictions as discussed at the Annual Meeting.

**NEW BUSINESS (Mark Generales)**

**Website**

Mark reported the T&R website can be redesigned, enhanced, improved & updated by a professional Webmaster for an initial fee of \$700-\$800. All agreed it's time to continue to enhance the look and upgrade the functionality of the T&R website. This could include new T&R logo, Facebook page, & letterhead. After discussion it passed by motion to authorize Mark to proceed.

**Community Survey Creation/Implementation**

Mark will compile a survey asking Residents for input, ideas & concerns they would like to see addressed by the Board. Each Director will present the survey to residents on the streets they monitor. Martha suggested posting on the website a "buyer" info section which could include FAQ's, Rules and Regulations, HOA Docs, and financial statements. Realtors could then download for buyers to see PRIOR to purchasing. Rick Ginsburg suggested perhaps improved service and/or lower rates could be achieved for the Town & River community by negotiating contracts with providers such as satellite, cable, landscaping, etc.

**ADJOURNMENT**

With no further business to discuss, the meeting was adjourned by motion at 8:05pm. The next Board of Directors Meeting will be 6:30pm Thursday, March 8<sup>th</sup> at South Pointe South Clubhouse, 9734 Foxglove Circle, Ft. Myers FL 33919. All are welcome & encouraged to attend.

Respectfully submitted,  
Sally Stigler  
Executive Secretary