

TOWN & RIVER CIVIC ASSOCIATION, Inc.
BOARD OF DIRECTORS MEETING MINUTES [Unapproved]
Thursday, March 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, Kay Gloris, & Myriam Lentz. Vice President Gary Hudson, Secretary Renee Notes, Treasurer Bruce Rockenstein, Executive Secretary Sally Stigler, Richard DeBoest, Esq. & 10 residents were also in attendance.

Absent: Directors Martha Smith, Rick Ginsburg, Mark Maddox & Brian Sumwalt.

INTRODUCTION – Mark Generales

In order to arrange the meeting & follow the standard of Robert's Rules of Order, Mark requested those wishing to speak during the meeting sign-in on the form provided; with 7 people complying. Mark spoke of an upcoming meeting at Association Attorney, Mr. Richard DeBoest's office for the purpose of going over several issues. Mark then introduced Mr. Richard DeBoest who spoke on the scheduled meeting in his office March 29, 2018 to discuss short-term rentals, the three T&R DOR's, file the T&R Bylaws Amendment & discuss the feasibility of administering fines for violations. & the potential for changing voluntary dues to mandatory. Mark noted over 400 homes are in the Voluntary Dues area of T&R, with approximately 48% of those Owners paying annual dues. Mark then invited all Board members to a Retreat & Strategy Session March 31 at Crowne Plaza in the Bell Tower Shops to become Certified Board Members & to discuss current & future projects.

PUBLIC COMMENT PERIOD – 2 minutes each

Dawn Storrs questioned the short-term rental issue, asking if it is a Board decision. Several others in attendance asked the same question. Mark responded it is not a Board decision, but a vote by Owners. Pam Pipher noted some canals are in need of dredging, which Mark stated is a TRIU issue. Sharon Bauman, Terry Looker, Weldon Cannon, Joy Lynn Rogel, Rich Rogel & Richard Kurtz also signed the form to speak on the short-term rentals issue.

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

TREASURER'S REPORT (Bruce Rockenstein)

Bruce emailed February 2018 financial reports to Board Members prior to the meeting. He compiled a list of Treasurer Processes/Responsibilities which he presented to each Board Member. With no questions presented, the Treasurer's Report was approved by motion.

COMMITTEE REPORTS

Lake Committee (Brian Sumwalt) – No report was presented.

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

Gary Hudson reported several violations remain outstanding & he will notify street directors to enable a follow-up process.

OLD BUSINESS

Short-Term Rentals (Mark Generales)

Gary Hudson reported he & Renee Notes met with 2 representatives of the Town & River Vacation Property Partners two times regarding rental guidelines. Mark also met with a representative; however, no agreement was reached.

Special Meeting, Vote Process, etc. – Richard DeBoest, Esq.

Mr. DeBoest explained ARCDOR & Units 6 & 11 most vote separately. He noted units 1a, 2 & 2a have no DOR in place; therefore, they may elect to reinstate their original DOR, or adopt the ARCHDOR or individually adopt ARCDOR. He noted all Owners of the 518 properties in T&R have a right to vote. The Board must agree on the wording & language of the Proposed Amendment, then a Special Meeting can be held for a vote to amend the ARCHDOR; with a minimum of 14 days' notice required to mail & post, along with a copy of the Proposed Amendment & Proxy for voting. Once a Special Meeting date is established, it may be extended up to 90 days if necessary. Mr. DeBoest recommended completed proxies be mailed to his office using a self-addressed envelope included in the Special Meeting mailing packet. He cautioned existing rentals & those in process must be honored. This issue will be discussed in-depth at the March 29th meeting at his office by the Board Officers.

NEW BUSINESS (Mark Generales)

Photography Proposals & Quotes

Mark researched & presented the Board with 2 quotes for producing a video to be posted on T&R website. Two proposals were submitted; one at 1k & the second at 2.3k. Mark thanked Board Member Martha Smith for referring both vendors & her continued review of the proposals. A decision is forthcoming. Mark explained the Board would receive multiple videos & still photos of the neighborhood to use to make the site professional.

New Logo Design

Mark presented the Board with 5 different new logo designs, & after review the Board preferred design #5 for letterhead, the Newsletter, envelopes & possibly business cards for Board Members. The design firm will provide one more round of designs for choice.

Website

All agreed it's time to enhance the look and upgrade the functionality of the T&R website. A video depicting the T&R Community would enhance the amenities of T&R & inspire & entice potential Buyers. Renee Notes will publish articles in the Newsletter & is encouraging Residents to submit articles of interest for publication. The Newsletter will be added to the website each month it is published.

Community Survey Creation/Implementation

Mark is compiling 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.

PUBLIC COMMENT PERIOD – 2 minutes each

No questions or comments were presented.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned by motion at 7:35pm. The next Board of Directors Meeting will convene at 6:30pm Thursday, April 12th at South Pointe South Clubhouse, 9734 Foxglove Circle, Ft. Myers FL 33919. All are welcome & encouraged to attend.

Respectfully submitted,
Sally Stigler
Executive Secretary