

**TOWN & RIVER CIVIC ASSOCIATION, Inc.**  
**BOARD OF DIRECTORS MEETING MINUTES [Unapproved]**  
**Thursday, November 9, 2017**

**CALL TO ORDER**

President Tony Pocklington called the meeting to order at 6:30pm at the South Pointe South Clubhouse.

**OFFICERS & DIRECTORS PRESENT**

Present: Directors Kay Gloris, Martha Smith, Mark Generales, Rick Ginsburg & Brian Sumwalt. Secretary/Treasurer Gary Hudson, Executive Secretary Sally Stigler & 6 residents were also in attendance.

Absent: No absentees

**APPROVAL OF MINUTES** – October minutes were approved by motion.

**TREASURER’S REPORT (Gary Hudson)**

Gary emailed financial reports to the Board prior to the meeting. He noted assets have increased \$5,000 in the past 12 months. No questions were presented, & the Treasurer’s Report was approved by motion.

**COMMITTEE REPORTS**

**TRIU (Town & River Improvement Unit) – Tony Pocklington**

No report was presented

**Lake Committee (Brian Sumwalt)**

Brian stated all is well with the lake.

**Deed of Restrictions (DOR) Committee & Architectural Review (Tony Pocklington & Brian Sumwalt)**

The current violation list was reviewed & updated with 2 property issues resolved & 1 property added. No architectural reviews were presented.

**Improvement Committee (Tony Pocklington, Mark Generales & Gary Hudson)**

Having prior authorization from the Board, Tony spoke to the Association Attorney, Richard DeBoest, regarding amending all of Town and River Deeds of Restrictions to provide controls for renting properties in T&R. Mr. DeBoest suggested a 30-day minimum rental, with a limit of 3 rentals per year be permitted. With more than one DOR governing T&R, Mr. DeBoest feels it necessary to amend each DOR to reflect the same rental controls throughout T&R. Although enforcement of rental controls may be difficult to enforce, the Association has the right to pursue legal action against the Owner of the property if necessary. Fines may be imposed & liens against the property of Owners in non-compliance. Mr. DeBoest will speak at the December Board of Directors Meeting as well as the Annual Meeting in January. He will present his advice, views & concerns & answer any questions presented. Tony requested residents in attendance please attend the December Board Meeting & pose any questions or concerns they may have to the Attorney. Rick suggested those questions & answers be published in the Newsletter as additional information to Owners & Residents.

Regarding T&R Area Designations monitored by Directors, Gary suggested an alternative plan. Rather than the current area assignments where Directors monitor parts of streets, which is cumbersome & awkward, he suggests each Director be assigned several complete streets, encompassing each property on those streets. There would be 9 Area Designations rather than the current 12. This arrangement was discussed & favored by all Board members.

Gary also recommended the Violation List be compiled by street rather than by date as it is currently. This format would enable Directors to easily access properties in their designated area more readily & assist in the monitoring of properties. He offered to maintain the violation list & compose the violation letters, while

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Sally will continue to mail the letters Certified, Return Receipt. The number of violations per street would be published in the Newsletter each month. All Board Members were in favor of these new concepts.

T&R By-Laws require the Board be comprised of 12 Directors. Both Tony & Gary recommend a vote at the Annual Meeting to change the By-Laws to require 9 Directors rather than 12. This change would ensure the number of Board Members required is clearly manageable. All Board members were in agreement with this change.

### **NEW BUSINESS**

#### **Annual Meeting Speaker**

After discussion it was decided a speaker is not necessary since Mr. DeBoest present a talk regarding short-term rentals in T&R.

#### **United Way Campaign**

The United Way campaign to raise funds is currently under way. With the destruction following Hurricane Irma, they are in dire need of additional funding to meet the Community needs in Lee County. Gary will publish a brief statement in the Newsletter asking Residents in T&R be charitable, He displayed an award given to T&R in 2009 for outstanding Community donations, & is hopeful T&R responds once again in such a generous manner.

### **ADJOURNMENT**

With no further business to discuss, the meeting was adjourned by motion at 7:30pm. The next Board of Directors Meeting will be 6:30pm Thursday, December 14<sup>th</sup> at South Pointe South Clubhouse, 9734 Foxglove Circle, Ft. Myers FL 33919. All Residents & Owners are welcome & encouraged to attend.

Respectfully submitted,  
Sally Stigler  
Executive Secretary