

TOWN & RIVER CIVIC ASSOCIATION, Inc.
BOARD OF DIRECTORS MEETING MINUTES [Unapproved]
Thursday, October 12, 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, Terry Brady, Mark Generales. Secretary/Treasurer Gary Hudson, Executive Secretary Sally Stigler & 11 residents were also in attendance.

Absent: Directors Rick Ginsburg & Brian Sumwalt

APPROVAL OF MINUTES – September minutes were approved by motion.

TREASURER’S REPORT (Gary Hudson)

Gary emailed financial reports to the Board prior to the meeting. No questions were presented, & the Treasurer’s Report was accepted & approved by motion.

COMMITTEE REPORTS

TRIU (Town & River Improvement Unit) – Tony Pocklington

Tony reported Lee County is currently in the process of obtaining bids to repair seawalls damaged by Hurricane Irma.

Lake Committee (Brian Sumwalt)

In Brian’s absence no report was presented.

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

New landscaping has been approved for 826 Cal Cove Drive. The Owners of 6924 Wittman Drive were in attendance. & requested a variance for a shed on the rear of their property in Unit 11. After discussion it passed by motion to permit the variance for the shed with five Yes Votes & one No Vote.

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

At the September 21 board meeting a lengthy discussion took place on the topic of short-term rentals. Tony was authorized by motion to contact the association attorney for counsel on amending all of Town and River Deeds of Restrictions to provide controls for renting properties in T&R. Among several questions Tony posed to the association attorney was “Do you have any guidelines we might follow with respect to what other communities may have in place?”. The attorney’s response was: “The Airbnb issue is becoming a problem for many communities. A typical restriction is minimum 30-day lease no more than 3 times a year. But you can be more lenient or strict depending on what the owners will approve”.

In response to the attorney’s guidance, a one-page report was drafted recommending a possible amendment to the three Deeds of Restriction which would permit owners to rent their homes up to 3 times a year for a minimum of 30 days each time. The three-member committee voted 2-1 to present the recommendation to the Board at the October 12 board meeting. A minority report was drafted by the dissenting member. Both reports were distributed to, and discussed by board members and residents in attendance.

The majority report stressed that the vote at the October Board meeting is the first step in a process to present a practical, and enforceable short term rental provision to the Members of the Association for vote at the annual meeting in January. The dissenting committee member noted, among other comments, that “It is the minority’s simple view that a DOR change of this significance designed to eliminate owners’ rights should not be rushed. He suggested that voting on this issue at the annual meeting would not allow enough time for

members of the Association to fully evaluate this issue. He advised there are competing views and as such, all sides must be involved so the result is balanced in the interests of all of our community's property owners".

After considerable discussion by board members and residents in attendance, Tony put the question of accepting the majority report to a vote. The result was 4 "Yes"; 1 "No"; 1 "Abstention"

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NEW BUSINESS

Annual Meeting Speaker (Tony Pocklington)

Tony asked for suggestions of a speaker at the Annual Meeting. Mark offered to arrange for a FEMA representative to speak.

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, November 9th 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