

**TOWN & RIVER CIVIC ASSOCIATION, Inc.**  
**BOARD OF DIRECTORS MEETING MINUTES [Unapproved]**  
**Thursday, May 10, 2018**

**CALL TO ORDER**

President Mark Generales called the meeting to order at 6:30pm at Cypress Lake Presbyterian Church Fellowship Hall.

**OFFICERS & DIRECTORS PRESENT**

Present: Directors Marge Byrne, Kay Gloris & Myriam Lentz. Secretary Renee Notes, Treasurer Bruce Rockenstein, Executive Secretary Sally Stigler. Richard DeBoest, Esq. & 28 residents were also in attendance.

Absent: Directors Terry Brady, Rick Ginsburg, Martha Smith & Vice President Gary Hudson.

**INTRODUCTION – Mark Generales**

**Meeting Overview & Board Achievements with Future Goals** – All in attendance were presented a meeting agenda & summary of the proposed amendment regarding rental properties. Mark welcomed all to the meeting & summarized the meeting agenda. Speaking on the enhanced T&R website, he presented the new video produced for the website & noted the newly designed T&R logo for the website & stationary; as well as business cards for Board members. The new website address will be townandriverfl.com., where critical information about T&R can be found, including the Deeds of Restrictions.

Regarding building requirements & regulations he reported letters were mailed to dock contractors along with the regulations for each DOR to avoid confusion between Lee County restrictions & those of T&R. He was pleased to report the county will begin a three-year project paving all streets in T&R in the spring of 2019.

**PUBLIC COMMENT & QUESTION PERIOD- Richard DeBoest, Esq.**

Mr. DeBoest answered questions regarding the 28 contiguous day lease duration regulation, & following a brief discussion, he will amend the wording to be more comprehensive. He explained the entire proposed amendment in detail. Steve Perry expressed his opinion against short-term rentals, & no more than 4 rental periods a year. Kathleen Davey indicated her concern the proposed amendment is too lenient. Jack Hughes stated his dislike of short-term rentals, & a registration process & fee should be required.

**APPROVAL OF MINUTES** – April 12 board minutes were approved by motion.

**TREASURER’S REPORT - Bruce Rockenstein**

Bruce emailed April 2018 financial reports to Board Members prior to the meeting; noting A/R is approximately 20%. With no questions presented, the Treasurer’s Report was approved by motion.

**SPECIAL ELECTION – Mark Generales & Richard DeBoest, Esq.**

Mark recommended consolidating the 3 DOR’s into 1 DOR & implement fines for violations. Mr. DeBoest was in agreement of consolidation as 3 DOR’s in one community s complex. Regarding the voting process, Mr. DeBoest noted everyone has an opportunity to vote; with Owners of the 3 DOR’s voting independently. Owners of all 3 DOR’s must vote for the amendment in order for it to pass.

**Revised Proposal, board vote** – The Board voted unanimously to accept the proposed amendment. Mr. DeBoest will clarify the 28-day ruling & present to the Board for a vote once again prior to the Owner vote on June 20, 2018.

**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)**

The current violation list was reviewed.

**OLD BUSINESS**

**Hotwire Internet** – Mark will present & begin a discussion during a future meeting.

**NEW BUSINESS**

**July Meeting** – The July meeting will be held Thursday, July 12, 2018

**Community Survey Creation/Implementation**

Mark will present at a future meeting.

**PUBLIC COMMENT PERIOD – 3 minutes each**

Several people commented on their ideas & concerns regarding the proposed amendment.

**ADJOURNMENT**

With no further business to discuss, the meeting was adjourned by motion at 8:00pm. The next Meeting will convene 6:30pm Thursday, June 20 at Cypress Lake Methodist, 8570 Cypress Lake Drive.

Respectfully submitted,  
Sally Stigler  
Executive Secretary