

**TOWN & RIVER CIVIC ASSOCIATION, Inc.**  
**BOARD OF DIRECTORS MEETING MINUTES [Unapproved]**  
**Thursday, October 11, 2018**

**CALL TO ORDER**

President Mark Generales called the meeting to order at 6:30pm at South Pointe South Clubhouse.

**OFFICERS & DIRECTORS PRESENT**

Present: Directors Marge Byrne, Kay Gloris, Martha Smith, Terry Brady & Kevin Welch. Vice President Gary Hudson, Secretary Renee Notes, Treasurer Bruce Rockenstein & Executive Secretary Sally Stigler.

Absent: Directors Myriam Lentz & Rick Ginsburg.

**INTRODUCTION – Mark Generales**

**Meeting Overview & Board Achievements with Future Goals**

Mark expressed his desire for enhanced electronic communication between the Board & Owners. He noted the T&R upgraded website is maintained to encourage participation of Owners & increase knowledge of T&R policies & awareness of happenings within T&R.

**APPROVAL OF MINUTES** – September 13, 2018 board minutes were approved by motion.

**RENTAL PROPOSAL -- Final proxies and Vote for Unit 6**

Richard DeBoest, the Association Attorney, presented a total proxy count September 21, 2018 for Unit 6 & Unit 11. Unit 11 has the required number of votes. Ten additional “Yes” votes are needed from Unit 6 owners for passage of the Rental Amendment. Unit 6 owners who have not voted will be contacted and asked to cast their vote one way or the other.

**TREASURER’S REPORT - Bruce Rockenstein**

Bruce emailed September 2018 financial reports to Board Members prior to the meeting. He developed a 2019 Budget to be discussed in detail at a future Board meeting. Bruce recommended increasing annual dues from \$60 to \$120. After discussion it passed by unanimously by motion to increase annual dues to \$120 beginning January 2019. Sixty-dollar annual dues for 2019 was approved at the 2018 annual meeting. This proposed change will be published in the newsletter as well as incorporated into the agenda for approval at the 2019 annual meeting. 2019 annual dues invoices will be mailed following the 2019 annual meeting, not in December as in previous years. Letters were mailed to Owners in arrears of Mandatory Dues & Lake Fees, with several still outstanding. Gary suggested those homeowners who have not paid within a week be placed with the Attorney for collection. With no questions presented, the Treasurer’s Report was approved by motion.

Bruce announced he regrettably must resign as Treasurer due to current personal circumstances. We thank him for his contributions to the Board. Kevin Welch offered to assume the responsibilities of Treasurer.

**COMMITTEE REPORTS**

**Lake – RENEE NOTES**

Renee volunteered to chair the lake committee, & Gary offered to assist her; noting Lake Masters has been acquired by Solitude Lake Management. Renee will contact Solitude.

**Architectural Review & Deed of Restriction-Gary Hudson**

Plans are being reviewed for an addition to 836 S. T&R Drive. Bruce suggested an article in the Newsletter stating the accomplishments of the Board, & ask Residents to speak to their neighbors who are not in compliance with the DOR. Terry offered to compose an article for each Newsletter with positive news in T&R as well as providing Board accomplishments throughout the month. Terry also offered to compile a form letter for DOR violations.

**NEW BUSINESS**

**Rental Enforcement Procedure**

Mark reported Florida State Law requires a Committee of three (3) non-board members to implement, oversee & enforce the rental procedures. Enforcement will begin 12 months after the rental amendments are recorded with the county.

**Consolidation of DOR's – Unit 6 and Unit 11 vote to join ARC/DOR**

Mark noted he would like to see consolidation efforts begin as soon as possible for Unit 6 & Unit 11 to join ARCDOR (Amended, Restated, and Combined Deeds of Restriction). Among the differences among the three DOR's are side setbacks & construction of 2-story houses. The association's attorney has suggested Units 6 & 11 keep their own side setbacks; i.e., that these be grandfathered. Consolidation of DORs will be discussed at the Annual Meeting.

**PUBLIC COMMENT PERIOD – 3 minutes each**

No Residents were in attendance.

**SPEAKER**

Peggy Lince of the Office of the Sheriff of Lee County spoke on the Neighborhood Watch Program & presented Board Members with an information manual. She has been tentatively engaged to speak at the Annual Meeting January 17, 2019.

**ADJOURNMENT**

With no further business to discuss, the meeting was adjourned by motion at 8:00pm. The next Meeting will convene 6:30pm Thursday, November 8, 2018 at South Pointe South Clubhouse, 9734 Foxglove Circle, Ft. Myers.

Respectfully submitted,  
Sally Stigler  
Executive Secretary