

**TOWN & RIVER CIVIC ASSOCIATION, Inc.**  
**ANNUAL MEETING MINUTES**  
**Thursday, January 17, 2019**

**CALL TO ORDER**

President Mark Generales called the meeting to order at 7:00pm in the Fellowship Hall of Cypress Lake United Methodist Church, 8570 Cypress Lake Dr., Ft. Myers, FL.

**OFFICERS & DIRECTORS PRESENT**

Vice President Gary Hudson, Secretary Renee Notes & Directors Kay Gloris, Marge Byrne, Myriam Lentz & Martha Smith were present. Also, in attendance were Executive Secretary Sally Stigler

**CERTIFICATION OF QUORUM**

Fifty-four valid proxies were received in the association's PO box by the deadline of 5 P.M. Wednesday January 16. Thirty-six properties were present in person. Ninety properties were present either in person or by valid proxy. These proxies plus owners in attendance totaled more than the twenty-five (25) required to constitute a quorum; therefore, a quorum was attained

**WELCOME & MEETING OVERVIEW**

Mark welcomed everyone to the meeting & introduced Board members. He announced that topics to be covered during the meeting would include association 2018 accomplishments and plans for 2019. Committee reports will also be presented.

**APPROVAL OF MINUTES**

A motion was made, seconded & approved to waive the reading of the January 2018 Annual Meeting Minutes as published in the March 2018 newsletter. The minutes were approved by motion as published.

**TREASURER'S REPORT (Gary Hudson, Acting Treasurer)**

The association's financial policies and procedures, and a 2018 financial report were printed on the back of the agenda distributed one per valid voting address. Gary noted that of the 518 addresses in Town and River, 88 properties (those in Units 11, 12, 13) have mandatory dues. The remaining properties have voluntary dues and half of these pay dues. He noted that Cape View Drive has the highest percentage (almost 80%) of owners paying dues.

A discussion followed regarding the year-end financial report, 2018 deficit, and lake expenses. Gary explained that the 57 properties around the lake are invoiced and assessed annually for all lake expenses. The lake had no impact on the associations 2018 deficit. Mark noted that legal counsel has advised that properties with voluntary dues addresses would have to formally opt, property by property, to pay mandatory dues. The Treasurer's Report was accepted & approved by motion. Following a discussion of the rationale for increasing dues, it passed by motion to increase the annual dues to \$120 from \$60.00 to \$120.00. The dues increase was approved with 81% voting for and 19% against.

**2018 In Review**

- Letters were sent in the spring to most dock contractors explaining the different regulations within Town & River.
- Mark spoke with representatives from Hotwire Communications for possible future fiber-optic installation in the community.

- Board Members had a strategic planning local retreat which included a session conducted by the association's attorney for board members to become certified as required by Florida law
- A new Town & River logo was created for use on letterhead, newsletter & website.
- The Town & River website was updated with an aerial video of the community & information of interest & pertinent documents.
- The Short-Term Rental restriction amendment was recorded with Lee County is enforceable beginning on November 29 ,2019.

## **2019 Plans**

- Initiative to bring additional portions of T&R into the Amended, Restated, and Combined Deeds of Restriction (ARCDOR)
- As was done with dock contractors in 2018, send letters to general building contractors advising them of the deeds of restrictions within Town & River.
- Mark spoke to Lee County regarding the association continuing to receive periodic reports of building permits requested and issued for T&R properties
- Re-write By-Laws
- Board certification will again be offered in conjunction with the board's strategic planning retreat in February
- Lee County will begin a three year street paving in Town & River
- Lee County will re-plant & irrigate the medians on McGregor Boulevard in the year 2020.
- Formation of a new Committee to oversee rentals & enforce the restrictions.

## **NEWSLETTER**

Renee is the current editor of the newsletter & asked everyone to submit content/articles of interest for publication to her.

**OLD BUSINESS** – There was no unfinished business to discuss.

**NEW BUSINESS** – Other than what had already been discussed, there was no new business.

## **RENTAL COMMITTEE**

Renee asked for a minimum of 3 volunteers to form the Committee. A question was presented as to whether members of such a committee are covered & protected by Association insurance. Mark will research & advise.

## **ELECTION OF DIRECTORS**

The following owners were elected to fill the three vacancies on the 12-member Board:

Carol Notes  
Paul Amish  
Sharon Bauman

## **BOARD OF DIRECTORS MEETING**

It was announced a brief Board of Directors Meeting to elect officers will be held immediately following the Annual Meeting. All present are invited to attend.

## **ADJOURNMENT**

With no further business to discuss, the meeting was adjourned by motion at 8:30pm. The February Board of Directors meeting will be 6:30pm Thursday, February 14, 2019 at South Pointe South Community Clubhouse, 9734 Foxglove Circle, Ft. Myers, FL 33919. All are encouraged & invited to attend.

Respectfully submitted,  
Sally Stigler  
Executive Secretary