

TOWN & RIVER CIVIC ASSOCIATION, Inc.
BOARD OF DIRECTORS MEETING MINUTES [Unapproved]
Thursday, February 14, 2019

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, Myriam Lentz, Martha Smith, Paul Amish & Joe Tomaino. Treasurer Gary Hudson, Secretary Renee Notes (via telephone) & Executive Secretary Sally Stigler were in attendance. A quorum was present.

Absent: Directors Carol Notes & Rick Ginsburg

Guests: Nine residents

APPROVAL OF MINUTES – January 10, 2019 board minutes were approved by motion.

INTRODUCTION – Mark welcomed & thanked Paul Amish & Joe Tomaino for agreeing to serve on the board.

TREASURER’S REPORT – Gary Hudson

Gary emailed January financials to Board Members on February 7. He noted dues checks are being received, & the Post office Box fee has been paid for the year. The Association’s three insurance policies will be due & payable in May & normally total about \$3,000. McGriff Insurance is obtaining quotes from carriers.

Annual Meeting Review – Mark Generales

“**Line in the Sand Letter**” – Mark shared a letter to be mailed soon to building contractors in the area explaining T&R DOR regulations regarding building construction to ensure compliance.

DOR Consolidation Process for Unit 6 & Unit 11

In preparation for the 2019 DOR consolidation initiative, Mark will ask the Association Attorney to compile a list of noteworthy differences among the deeds of restriction of Unit 6, Unit 11 & ARCDOR.

Architectural Review & Deed of Restrictions (DOR) – Mark Generales

Mark shared a three-page Deed of Restrictions Committee Architectural Review Protocol and Procedure drafted by the Association Attorney. After review, the Board will adopt the document, with any changes, at the March meeting.

Kay Gloris suggested a letter be mailed to Owners explaining the Board duties & responsibilities. She also commented on a resident caring for 30+/- cats; questioning if legal in Lee County.

Rentals – Renee Notes

Renee announced 2 Owners have come forward to be considered by the board for membership on the Rental Committee. She requested that guidance be obtained from the Association Attorney regarding protocol & procedures to be followed.

NEW BUSINESS

Mark recommended establishing a T&R Pay Pal account to provide easy access for Owners to pay dues & lake fees online.

PUBLIC COMMENT PERIOD -3 minutes each on agenda items only

Jon Coolong of Wittman Dr. expressed his concern regarding anticipated changes to the Bylaws. Gary said no extensive changes were presently contemplated, but the bylaws need to be re-written for clarity and updated; e.g., remove irrelevant language such as references to “Areas” (there are no “areas” in T&R, only “units”).

Gary explained that ARCDOR automatically renews every 10 years unless, at least one year prior to renewal, 75% of all owners vote not to have ARCDOR renew. Gary reassured Jon that annual dues will not automatically increase annually. The 2019 increase was the first in many years. Dues must be approved each year by a majority of owners present in person or by proxy at the annual meeting.

Alfred Durmeir & his wife, Susanne Tabinger, 6929 Wittman, on the lake, asked for a regular report regarding the condition of the lake & the water quality. When advised Renee is the only person on the Lake Committee, they both volunteered to join the Committee.

ADJOURNMENT

With no further business, the meeting was adjourned by motion at 7:30pm. The next Board Meeting will convene 6:30pm Thursday, March 14, 2019 at South Pointe South Clubhouse, 9734 Foxglove Circle, Ft. Myers.

Respectfully submitted,
Sally Stigler
Executive Secretary