

TOWN & RIVER CIVIC ASSOCIATION, Inc.
BOARD OF DIRECTORS MEETING MINUTES [Unapproved]
Thursday, July 12, 2018

CALL TO ORDER

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

OFFICERS & DIRECTORS PRESENT

Present: Directors Marge Byrne, Kay Gloris, Myriam Lentz. & Martha Smith. Vice President Gary Hudson, Treasurer Bruce Rockenstein.

Resident Kevin Welch (6643 Joanna Circle) had been invited to attend by Mark. Kevin offered to join the Board. He was unanimously accepted & voted in as a Director. His email address will be dir6@townandriverfl.com

Absent: Executive Secretary Sally Stigler, Director Rick Ginsburg, Director Terry Brady, Director Renee Notes.

INTRO – Mark Generales

Meeting overview.

Board Achievements and future goals

Approval of Minutes

May 10, 2018 board meeting minutes (as published in June newsletter) and May 15, 2018 board conference call minutes (as published in July newsletter) were approved by motion.

TREASURER'S REPORT

Treasurer Bruce Rockenstein emailed May 2018 financial reports to Board Members prior to the meeting. He is working on a budget to be submitted soon which can be uploaded to the T&R website to facilitate transparency to residents and realtors/title companies as needed for sales transactions. Also noted by the Treasurer's report, 211 residents paid voluntary dues and there are seven residents that have NOT paid their annual mandatory dues. Bruce and VP Gary Hudson will work together to appeal to these residents to pay their dues of \$60 to bring them into good standing. There are four residents who have NOT paid their lake assessment. Bruce is also looking into auto-pay options for monthly recurring expenses to streamline the process.

The May Treasurer's Report was approved by motion.

SPECIAL ELECTION

The President reported that our legal counsel, Richard DeBoest, who has oversight of the proxies addressing the amendment to change the rental restrictions in lots subject to ARCDOR, Unit 6 and Unit 11, will attend the **July 19, 2018** meeting at Cypress Lake Methodist Church 8260 Cypress Lake Drive, with the results of the vote. All are welcome & encouraged to attend. A quorum of each area must be established either by proxy or attendance. The following information from Attorney DeBoest explains the process:

ARCDOR – Quorum is 30% of total lots subject to ARCDOR. Amendment = 2/3 of those who cast a vote, either in person or by proxy, must approve.

Unit 6 – Quorum = 30% of total lots subject to Unit 6 DOR. Amendment = majority of total lots in Unit 6 must approve

Unit 11 – Quorum = 30% of total lots subject to Unit 11 DOR. Amendment = majority of total lots in Unit 11 must approve

SPECIAL PRESENTATION BY TWO INVITED GUESTS

Lee County Sheriff’s Crime Prevention Specialist Peggy Lince informed the Board about the many options of the Neighborhood Watch program. The goal of this program is to “observe and communicate” any suspicious activity in our neighborhood. Our community is entitled to two free “Neighborhood Watch” signs. Additional signs are available for purchase. Kevin Welch offered to pick up signs from the LCSO sub-station on Six Mile Cypress and install them. Peggy suggested putting a crime tip in our monthly newsletter and has volunteered to address our September Board meeting of the many different types of involvement this program offers. She has also agreed to do a presentation at the January 17, 2019 annual meeting for all residents who wish to attend promoting communal participation in Neighborhood Watch.

Eric Cole of Converged Services Inc. informed the Board of the Internet Infrastructure proposal to bring new fiber optic cable into Town & River. This would offer faster internet, video and phone transmission. The infrastructure is typically funded by a Provider who has contracted with residents. More information on this proposal is forthcoming.

COMMITTEE REPORTS

Lake Committee Director Renee Notes was not present.

Architectural Review and Deed of Restrictions (AR/DOR) Committee (Mark Generales, Gary Hudson, Tony Pocklington)

Gary Hudson reported there were seven approvals in May and June:

- | | |
|---|---------------------------------|
| 891 Jennifer Lane - Dock | 9810 Cypress Lake Dr - Dock |
| 1034 N Waterway Dr - 2 pilings | 1005 Wittman Dr - Dock |
| 6642 Joanna Cr - revised landscape plan | 1027 S Town and River Dr - Dock |
| 9741 Cypress Lake Dr - Dock | |

OLD BUSINESS

Website Review – Suggestions to add information to the website include Real Estate listings and sales. This will be investigated by Board member Kevin Welch. All Board members have been using the new Rack Space e-mail system and all approve.

NEW BUSINESS

Terry Brady sent a suggestion to the Board that a standard form letter be created that would be used by Street Directors to address perceived violations of applicable DORs. This is being considered.

Gary mentioned that Fred Shue, who lives in Mariner Way, and has voluntarily maintained the entrance signs beautification for many years, recently installed at his expense over a dozen ixora plants in front of the Deep Lagoon entrance sign monument. This followed his recent installation of three solar lights (two replacements and one new) The board agreed that the association should purchase a restaurant gift certificate for he and his wife.

PUBLIC COMMENT PERIOD

Other than the two invited guests, there were no persons present except board members.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned by motion at 8:08 pm. The next Board of Directors Meeting will convene 6:30pm Thursday, September 13, 2018.

Respectfully submitted, Director Martha Smith and VP Gary Hudson, substituting for Sally Stigler Executive Secretary