

TOWN & RIVER CIVIC ASSOCIATION, Inc.
BOARD OF DIRECTORS MEETING MINUTES [Unapproved]
Thursday, May 9, 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, Carol Notes, Martha Smith Paul Amish, Rick Chubb, Rick Ginsburg, Joe Tomaino & Executive Secretary Sally Stigler. Treasurer Gary Hudson & Secretary Renee Notes were also in attendance. A quorum was established. No residents were present.

Absent: No absentees.

INTRODUCTION – Mark Generales

Mark reiterated that Roberts Rules will be followed at Board Meetings. Owner's comments are limited to agenda items. Therefore, owners wishing to speak to an agenda item, must have signed in with their name and address and must state their name & address prior to speaking. Comments, limited to 3 minutes, must be addressed only to the chair of the meeting. This is not a time for dialogue. Owners are encouraged to discuss issues with their street director or an officer at any time before or after board meetings or anytime.

APPROVAL OF MINUTES – April 2019 minutes will be reviewed & approved at the next meeting.

TREASURER'S REPORT – Gary Hudson

Gary emailed April financial reports to Board Members May 8.

Per unanimous approval of the board, unpaid voluntary dues will be reinvoiced, accompanied by a letter explaining the advantages of paying dues.

Gary will ask the association's accounting firm to write off several very old, uncollectible mandatory dues accounts.

Even after a February 2 first invoice and a subsequent second invoice, twelve owners have not paid Mandatory Dues. Those accounts which continue to remain unpaid by end of May will be given to the association's law firm for collection. A pre-lien letter costing the owner \$295 will added to the \$120 unpaid dues. The Treasurer's Report was accepted by motion.

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

A list of contractors in the area will be sent a letter regarding T&R DOR requirements & regulations.

Gary noted Lee County sends T&R a monthly report of permits issued to T&R properties which assists in follow-up of architectural reviews for compliance.

Regarding DOR activity, Gary compiled a list of 2018 & 2019 ytd DOR violations and architectural review projects. Myriam & Renee both stated they receive complaint calls regarding a rental property in their areas. Gary will submit an article for the newsletter regarding the complaint issues as well as the importance of voluntary dues payments.

After a question, Mark explained all owners are entitled to vote to amend the Deeds of Restriction. However, only those owners who pay their dues are in "good standing" and therefore can vote on election of directors, annual dues amount, and by-laws changes.

Regarding the DOR general provisions, Mark compiled a 2-page legal interpretation & guidance of the DOR. This will be approved at the next board meeting.

Rentals – Renee Notes

Regarding online rental sites listing T&R properties, Renee found only the property Homeowner may legally change the advertised minimum rental time. The Board cannot do so. Therefore, she will monitor the sites as well as send a letter to the 15 Homeowners with listings on the sites; reminding them of the rental rules & regulations. She also composed a grievance form for use with rental complaints.

Lake – Renee Notes

Renee reported the lake is in good shape & will publish the Solitude Lake Management report in the Newsletter.

NEW BUSINESS

Management Company – Gary will research management companies & report his findings in August.

Internet Committee – Rick Ginsburg volunteered to research on T&R behalf.

Dues Online – A Pay Pal account will be established so owners will be able to pay dues online.

Update on County DOT Paving of T&R streets – Mark reported the project has been delayed until October.

Retreat All were in agreement for a Retreat on Saturday, August 17th from 8:00am until noon.

ADJOURNMENT

With no further business, the meeting was adjourned by motion at 8:15pm. The next regularly scheduled Board Meeting will convene 6:30pm Thursday, September 12, 2019 at South Pointe South Clubhouse, 9734 Foxglove Circle, Ft. Myers.

Respectfully submitted,
Sally Stigler,
Executive Secretary