

TOWN & RIVER CIVIC ASSOCIATION, Inc.
BOARD OF DIRECTORS MEETING MINUTES [Unapproved]
Thursday, September 12, 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 Kay Gloris, Myriam Lentz, Martha Smith & Executive Secretary Sally Stigler. Treasurer Gary Hudson & Secretary Renee Notes were also in attendance. A quorum was established. Kirk Beck was the only resident present.

Absent: Directors Marge Byrne, Rick Chubb, Rick Ginsburg, Carol Notes & Joe Tomaino

OWNER COMMENT PERIOD ON AGENDA ITEMS

Kirk Beck of Erin Marie Court shared a detailed informational handout and spoke regarding replacing the 6,200 lineal feet of seawall around the lake. The handout included correspondence Mr. Beck had with Lee County regarding the creation of Municipal Services Taxing/Benefits Units (MSTBU). The lake seawall is a classic capital improvement project that is a candidate for the creation of a MSBU (Municipal Services Benefit Unit). In contrast to dozens of owners around the lake trying to individually undertake replacement of their seawalls at various times in piecemeal fashion, a unified MSBU approach could be welcomed by the owners with lake frontage. Construction access to the lake seawall is a significant factor favoring a one-time unified approach to fixing the failing seawall. Two estimates obtained by Mr. Beck for lake seawall “replacement” ranged from \$339 to \$435 per lineal foot. Both estimates involved placing 12’ vinyl panels in front of the existing seawall, 1’ taller than the existing seawall,

It was suggested that a meeting of lake owners could be convened to discuss the MSBU approach to seawall replacement.

APPROVAL OF MINUTES – May 2019 minutes were approved by motion.

TREASURER’S REPORT – Gary Hudson

Gary emailed August financial reports to Board Members. All mandatory dues have been paid, including the two in arrears which were turned over to the association’s legal firm for collection. Checks in payment of voluntary dues continue to be received each month. After research, including a recent meeting with a local HOA management firm, it was concluded (given the association’s dues amount and dues structure) that engaging the services of a property management firm was not feasible. The typical cost of comprehensive services is \$10 per “door” per month. He noted that Federal and State Income Tax forms were filed (no taxes due). An engagement letter for accounting services has been signed with Cye Budde CPA. The Treasurer’s Report was accepted by motion.

Deeds of Restrictions (DOR) & Architectural Review – Gary Hudson

Periodically the DOR Committee receives from the County the *Town & River Permit Cases* (applied for and issued). Projects which are not already on the committee’s active review list receive a letter from the association’s executive secretary requesting plans for review and approval. Approval by the association is usually required in addition to county permitting.

In preparation for a consolidation initiative, Gary has almost finalized a similarities and differences comparison report of Town & River’s three DORs.

Rentals – Renee Notes

Regarding online rental sites listing T&R properties, Renee found only one property she deemed necessary to issue a letter regarding the advertised rental time being in violation of the deeds of restriction rules which take effect November 27, 2019.

Lake – Renee Notes

Renee reported the lake is in good shape.

Page 2 of 2. September 12, 2019 Board Meeting

NEW BUSINESS

Update on County DOT Paving

Mark reported the project is still on track for October.

ADJOURNMENT

With no further business, the meeting was adjourned by motion at 7:30pm. The next regularly scheduled Board Meeting will convene 6:30pm Thursday, October 10, 2019 at South Pointe South Clubhouse, 9734 Foxglove Circle, Ft. Myers.

Respectfully submitted,
Sally Stigler,
Executive Secretary