

Town and River Civic Association  
Mid-Year Board of Directors Retreat  
August 17, 2019

The meeting convened at 8am at the Crown Plaza at bell Tower, Ft Myers

### 2020 Budget

Gary Hudson, Treasurer, shared a preliminary 2020 budget. Budget will be submitted for approval no later than the December regular board meeting. The challenges of getting mandatory dues paid on time will be the subject of an article in the September newsletter. Two accounts have been referred to the association's law firm for collection.

### DOR enforcement

Secretary Renee mentioned the drop in Airbnb and VRBO listings. This is likely the result of the new rental rule limiting rentals to no less than 28 days at a time and not more than 4 times per year. A new form for rental violations will be on the website and a rental committee (to determine the fine for rental violations), composed of non-board members, will be formed.

Mark Generales, President, informed the board that landscaping is issue and distributed DOR rules as they relate to "weeds". There are examples throughout the community with which the association will have to deal. The specific language in the DORs is: *No weeds, underbrush or other unsightly growths shall be permitted to grow or remain upon the premises hereby conveyed and no refuse pile or unsightly objects shall be allowed to be placed or suffered to remain anywhere thereon. All lawns and landscaping shall be as approved.*

Because it constitutes an alteration (of the most extreme type), building demolitions require association approval. Notwithstanding the DORs, it's a gracious gesture for a homeowner and/or contractor to alert neighbors bordering the project or across the street that a home is going to be razed.

The Association had a good discussion about when violations are escalated to our attorney. Gary walked through a case study on this issue.

### Management Company or Manager

The Board revisited a topic of previous discussion, that of hiring a HOA management company to assist mostly with DOR violations. Tracking permits, projects and violations is very time consuming. The Board is happy with our accounting firm which is a good example of why we

may only need selective services. Gary pointed out that HOA management companies charge a set dollar amount per “door” in the community (\$5 to \$10 per “door” depending on services being contracted). The association’s present dues amount and dues structure (combination of mandatory and voluntary) does not allow for retaining outside professional help. The board will continue to explore options for getting help with its responsibilities.

## DOR Consolidation & By-Laws Re-Write

The Board discussed these issues with a view to consolidating Unit 6 and 11 into ARCDOR. This would allow a unified DOR that could subsequently be re-written for clarity and brought up to date. A comparison of ARCDOR, Unit 6, and Unit 11 deeds of restriction is being undertaken by Gary.

The association’s by-laws need to be re-written. Bylaws provide the Board and members and the community with the standards by which the Association operates. The Board will again discuss and move on this hopefully prior to calendar year end.

## Miscellaneous

The Board approved the power washing, sealing and repainting of the Deep Lagoon Lane monument sign. The last time this was done was April 2011. It was noted that the TRIU Board is responsible for the three other entrance signs.

The Board agreed to allow realtors to use the video and stills from the association’s new website. A charge would be made in order to help recoup costs of production.

The annual meeting is set for Thursday, January 16, 2020 at Cypress Lake United Methodist Church. Registration at 6:30pm, meeting starts at 7pm. Dues invoices will be mailed by end of January and payment will be due February 29, 2020. No change in dues amount is expected.

The meeting adjourned at 12 noon