

TOWN & RIVER CIVIC ASSOCIATION, Inc.
BOARD OF DIRECTORS MEETING MINUTES [Unapproved]
Thursday, October 10, 2019

CALL TO ORDER - President Mark Generales called the meeting to order at 6:30pm at South Pointe South Clubhouse.

OFFICERS, DIRECTORS, & RESIDENTS PRESENT

A quorum was established. Present: Directors Marge Byrne, Rick Chubb, Rick Ginsburg, Kay Gloris, Myriam Lentz, Carol Notes, Martha Smith, & Executive Secretary Sally Stigler. Treasurer Gary Hudson & Secretary Renee Notes were also in attendance. Absent: Joe Tomaino

Three residents were present.

OWNER COMMENT PERIOD ON AGENDA ITEMS

No owners in attendance requested to speak.

APPROVAL OF MINUTES – September 2019 minutes were approved by motion as submitted.

TREASURER’S REPORT – Gary Hudson

Gary emailed September financial statements to Board Members on Wednesday prior to the meeting. He reported checks for voluntary dues continue to be received each month, & approximately 50% of voluntary dues owners have paid. The Treasurer’s Report was accepted by motion. At the December board meeting Gary will present the 2020 budget for review and approval.

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

In November Gary will present a summary to the Board of the status of DOR violations and architectural review activity. Mark suggested all Board members ride around the community & take note of violations, particularly unkept properties.

Lake – Renee Notes

Renee reported the lake is in good condition. She & resident Kirk Beck will meet with a Lee County representative to discuss in detail a MSTBU [Municipal Services Taxing Benefit Unit] program. Once details & cost is finalized, the owners of properties with lake frontage will be notified and invited to attend a special meeting explaining a possible seawall replacement program utilizing a MSTBU approach.

Update on County DOT Paving

Mark reported the project is still on track for this month. The County has approved the project, & funds have been budgeted. The project will take 2 days. Rick Chubb asked about curb replacements, & Mark responded he was unable to obtain information from the County.

Rentals – Renee Notes

Renee reported currently there are only three (3) short term rentals in the Community.

DOR Consolidation

There was discussion regarding the fact that Unit A, Sections 1 & 2, and Unit 2 DORs have long ago expired. In order to bring these into ARCDOR (the deeds of restriction that cover most of T&R) these expired DORs first need to be revitalized. If revitalized, a majority vote would be necessary to become part of ARCDOR. It was noted that owners in these two Units could individually opt into ARCDOR. This would be a

last resort. It's challenging enough to manage, and for owners to understand, an association with three different DORs which cover legal property Units, let alone trying to do so based on individual addresses.

ADJOURNMENT

With no further business, the meeting was adjourned by motion at 7:10pm. The next regularly scheduled Board Meeting will convene 6:30pm Thursday, November 14, 2019 at South Pointe South Clubhouse, 9734 Foxglove Circle, Ft. Myers.

Respectfully submitted,
Sally Stigler,
Executive Secretary