

TOWN & RIVER CIVIC ASSOCIATION, Inc.
BOARD OF DIRECTORS MEETING MINUTES [Unapproved]
Thursday, February 13, 2020

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, Kay Gloris, Martha Smith, Joe Tomaino, Secretary Renee Notes, Treasurer Gary Hudson & Executive Secretary Sally Stigler. Absent: Directors Roy Benton, Myriam Lentz, Rick Ginsburg, & Carol Notes. No residents were in attendance.

APPROVAL OF MINUTES – January 9, 2020 minutes were approved by motion as submitted.

TREASURER’S REPORT – Gary Hudson

Gary emailed December financial statements to Board Members earlier in the week. He noted 2020 Dues Invoices were mailed following the annual meeting and payment is due by February 29. Lake Assessment Invoices were mailed December 12th with thirteen (13) remaining unpaid as of January 31. These will be mailed reminder notices. Gary finished and emailed the proposed 2020 Budget to Board Members prior to the meeting. He went through it, line item by line item. The 2020 Budget & December 31 financial statements were both approved by motion.

ARCHITECTURAL REVIEW/DOR DISCUSSION – Gary Hudson

Town & River Permit Cases report from the county covering 1/1/2020 to 2/1/2020 indicated only one permit in Town & River that required attention by the Deeds of Restriction Committee. A permit was issued for a 6 ft. solid fence for a property on Erin Marie. Gary will inform the owner that side of property fences are limited to no higher than 5 ft. Note: subsequent to the board meeting the owner was emailed and the owner has instructed the fence contractor to cut it down to 5 ft. Mark recommended a committee be established to develop ideas for reducing the hours Gary spends on T&R business, particularly deeds of restriction issues (violations and architectural review).

NEW BUSINESS:

Lake Seawall – Renee Notes

Renee reported further meetings & research on a possible MSBTU [Municipal Services Benefit Taxing Unit] is required before presenting this idea to, and convening a meeting of seawall owners surrounding the lake.

Unit 6 & Unit 11 Consolidation – Mark

Mark noted a total of fifty-six (56) Yes votes of approval are needed for the measure to pass. Gary suggested contacting owners in these two units via email, with a follow-up by Board Members going door to door. If possible, the Board would like to accomplish the consolidation in the year 2020. Gary will email the Board comparisons he has made among the 3 DOR’s.

Speeding – Martha Smith

Martha noted she has received complaints from several residents concerning speeders. Rick Chubb suggested installing two solar powered Radar Speed Signs at a cost of \$3,000 each.

Retreat – Mark Generales

Mark has set our board retreat for Saturday, May 16th at Crowne Plaza. The association attorney will be in attendance to teach a HOA board certification course. This will be a refresher for those who are already certified and provide certification for those who aren’t.

ADJOURNMENT

With no further business, the meeting was adjourned by motion at 7:40pm. The next regularly scheduled Board Meeting will convene 6:30pm Thursday, March 12, 2020 at South Pointe South Clubhouse, 9734 Foxglove Circle, Ft. Myers.

Respectfully submitted,
Sally Stigler
Executive Secretary