

TOWN & RIVER CIVIC ASSOCIATION, Inc.
BOARD OF DIRECTORS MEETING MINUTES [Unapproved]
South Pointe South Clubhouse
Thursday, November 12, 2020

CALL TO ORDER – President Mark Generales called the meeting to order at 6:30pm,

OFFICERS, DIRECTORS, & RESIDENTS PRESENT

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

APPROVAL OF MINUTES –October 8, 2020 minutes were approved by motion.

TREASURER’S REPORT – Gary Hudson

Gary emailed October financial statements & supporting documents to Board Members prior to the meeting. He noted lake assessment invoices will be calculated for the period Dec. 1, 2019 through Nov.30, 2020, mailed in December 2020, and due January 31, 2021. With no questions, the financial report was approved by motion.

DEEDS OF RESTRICTION/ARCHITECTURAL REVIEW COMMITTEE – Gary Hudson

Lee County regularly provides to the association a listing of building permits issued to properties in Town & River. Projects which require association approval and for which no approval has been sought by the owner are noted. The association executive secretary mails first class and certified letters to the owner requesting compliance with the DOR requirements of their Unit. A summary of actions taken by the DOR/AR committee is periodically compiled and provided to the board. Some items are brought to the board for decisions. These three were voted on by the board:

- A dock was replaced at 9720 Cypress Lake Dr. in violation of the dock setback requirements. The board voted to inform the owner that either the dock must be brought into compliance or whenever there is an estoppel request upon sale of the property it will be noted that the property is in violation of the deed of restrictions.
- The Owners of 1021 Wittman Dr. in Unit 6 requested a variance to add a second story on their home. Given that there are already two-story homes on Wittman Dr. the board voted to inform the owner that adding a second story will be allowed.
- The Owners of 6932 Erin Marie Ct. wondered whether adding a second story to their home is allowed per subdivision regulations. Unit 11 DOR states “All of the lots in TOWN & RIVER ESTATES UNIT 11, are restricted to use for a single family, one-floor residence.” Given this prohibition and the fact that there are not any two-story homes in Unit 11, the board voted to respond to the owner by citing the Unit 11 language.

RENTALS – Renee was pleased to announce Airbnb and VRBO rentals have been in compliance with the regulations which require a minimum rental of 28 days and no more than four rentals a year. One owner who was violating the rule earlier in the year has recently been complying. This address will be monitored, and any further violations will trigger retroactive as well as any current penalties provided in the deeds of restriction.

COMMITTEE REPORTS

Lake Status - Renee & some other lake front property owners have been contracting for repair/replacement of their seawalls. Permitting has been prolonged since the lake, Subplot 280 of Town & River Estates, does not have a STRAP number. It passed by motion to authorize Renee to take the necessary steps on behalf of the Association to obtain a STRAP number for lake.

NEW BUSINESS

On-line Town & River Directory – Marge reported that the associations webmaster has said an email address is needed for an individual to be included in the on-line directory to be accessed via the website www.townandriverfl.com. This directory will be available via password to owners in good standing who have agreed to have their email address shared with other owners. The need for an email address will be noted on the T&R Website & published in the Newsletter. Further information regarding the online directory will be provided at the annual meeting.

Annual Meeting January 21, 2021 – After discussion it was agreed the meeting will be held both in-person and via Zoom. The in-person meeting will be held at Faith United Methodist Church, 15690 McGregor Blvd. in the Family Life Center. Masks and social distancing required. Annual meeting information will be mailed the first of the year. As of now there is only one item requiring a vote; i.e., keep dues a \$120 a year.

ADJOURNMENT

With no further business, the meeting was adjourned by motion at 8:00pm. The next regularly scheduled Board Meeting will convene 6:30pm Thursday, December 10, 2020 at South Pointe South Clubhouse, 9734 Foxglove Circle, Ft. Myers.

Respectfully submitted,
Sally Stigler, Executive Secretary