

TOWN & RIVER CIVIC ASSOCIATION, Inc.
ANNUAL MEETING MINUTES
Thursday, January 16, 2020

CALL TO ORDER

President Mark Generales called the meeting to order at 7:00pm in the Fellowship Hall of Cypress Lake United Methodist Church, 8570 Cypress Lake Dr., Ft. Myers, FL.

OFFICERS & DIRECTORS PRESENT

Treasurer Gary Hudson, Secretary Renee Notes & Directors Kay Gloris, Marge Byrne, Myriam Lentz, Martha Smith & Joe Tomaino were present. Also, in attendance were Executive Secretary Sally Stigler & seventy-two (72) Owners representing forty-nine (49) properties. Absent were Directors Carol Notes & Rick Ginsburg.

CERTIFICATION OF QUORUM

Valid proxies were received in the Association's Post Office box by the deadline of 5 P.M. Wednesday January 15. With the forty-nine (49) property Owners present plus valid proxies received totaled more than the twenty-five (25) required to constitute a quorum; therefore, a quorum was attained

WELCOME & MEETING OVERVIEW

Mark welcomed everyone to the meeting & introduced Board members. He announced that topics to be covered during the meeting would include Association 2019 accomplishments and plans for 2020. He explained the duties of the Association Committees.

GUEST SPEAKER

Mark introduced Rick Chubb, a marine engineer, who, in turn, introduced Hans Wilson of Hans Wilson & Associates, Inc., a coastal engineering firm in Ft. Myers. Mr. Wilson offered an excellent presentation with slides & videos concerning sea level rise & seawall failures in our area.

APPROVAL OF MINUTES

A motion was made, seconded & approved to waive the reading of the January 2019 Annual Meeting Minutes as published in the newsletter. The minutes were approved by motion as published.

TREASURER'S REPORT - Gary Hudson

The Association's financial policies and procedures, and a 2019 financial report were printed on the backside of the agenda distributed one per valid voting address. Gary noted that of the 518 addresses in Town and River, 88 properties (those in Units 11, 12, 13) have mandatory dues. The remaining properties have voluntary dues and 50% of these paid dues, while 100% paid their mandatory dues.

He noted the Association's financial statements are published monthly in the newsletter as well as posted monthly on the Town & River website. The Treasurer's Report was accepted & approved by motion.

2019 In Review

- Repaving of streets within Town & River began
- The Short-Term Rental restriction by-laws amendment, recorded with Lee County, was enforceable beginning on November 27, 2019.
- The Deep Lagoon Lane monument sign was repainted

2019 In Review (continued)

- A letter was sent to various dock contractors explaining Town & River regulations for the different deeds of restrictions within Town & River.
- Board members held a local retreat. A portion included a session conducted by Richard DeBoest, Esq. summarizing “The Law of Florida Homeowners Associations”. Board members are required to be certified either by reading the book of the same title and/or attending a course.

2020 Plans

- Initiative to bring Units 6 and 11 into the Amended, Restated, and Combined Deeds of Restriction (ARCDOR)
- As was done with dock contractors in 2018, send letters to general building contractors advising them of the deeds of restrictions within Town & River.
- Mark to arrange for Lee County to continue sending to the Association periodic reports of building permits requested and issued for T&R properties.
- Re-write By-Laws
- Board certification to be offered again in conjunction with the board’s annual retreat.
- The medians on McGregor Boulevard will be landscaped and irrigated
- Formation of a committee to handle rental restrictions violations referred to it by the board

NEWSLETTER

Renee, as editor of the newsletter, asked everyone to submit content/articles to her.

OLD BUSINESS – There was no unfinished business to discuss.

NEW BUSINESS –

- It passed unanimously by vote for the annual dues to remain at \$120.
- Rick Chubb, Roy Benton, and Joe Tomaino were elected as Board Members

BOARD OF DIRECTORS MEETING

It was announced a brief Board of Directors Meeting to elect officers will be held immediately following the Annual Meeting. All present are invited to attend.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned by motion at 8:50pm. The February Board of Directors meeting will be 6:30pm Thursday, February 13, 2020 at South Pointe South Community Clubhouse, 9734 Foxglove Circle, Ft. Myers, FL 33919. All are encouraged & invited to attend.

Respectfully submitted,
Sally Stigler
Executive Secretary