

TOWN & RIVER CIVIC ASSOCIATION, Inc.
ANNUAL MEETING MINUTES
Thursday, January 21, 2021

CALL TO ORDER

President Mark Generales called the meeting to order at 7:10pm in the Family Life Center of Faith United Methodist Church, 15690 McGregor Blvd., Ft. Myers, FL. The meeting was also accessible via Zoom.com Meeting ID #482 127 0922.

OFFICERS & DIRECTORS PRESENT

Treasurer Gary Hudson, Secretary Renee Notes & Directors Marge Byrne, Kay Gloris, Martha Smith & Joe Tomaino were present in-person. Directors Myriam Lentz and Roy Benton were present via Zoom. Also, in attendance was Executive Secretary Sally Stigler. Absent were Directors Carol Notes, Rick Chubb, and Rick Ginsburg.

CERTIFICATION OF QUORUM

Including properties represented by Board members and owners attending in-person as well as Board members and owners attending via Zoom, the required quorum of twenty-five (25) was attained. Secretary Renee Notes certified the quorum.

WELCOME & MEETING OVERVIEW

Mark welcomed everyone to the meeting. He announced the meeting would be brief.

APPROVAL OF MINUTES

A motion was made, seconded & approved to waive the reading of the January 2020 Annual Meeting Minutes as published on the T&R website. The minutes were approved by motion as published.

TREASURER'S REPORT - Gary Hudson

A financial report for 2020 was printed on the backside of the agenda distributed one per valid voting address to those in attendance. The report is published on the website. Gary said the Board voted to keep the annual dues at \$120. Gary moved and it was seconded to keep dues at \$120. The motion was approved unanimously.

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.

DEEDS OF RESTRICTION (DOR)/ARCHITECTURAL REVIEW COMMITTEE

As Chair of the Committee, Gary Hudson thanked Roy Benton, Rick Chubb & Mark Generales for their service as committee members. He noted that the committee's responsibilities were outlined in the Bylaws:

- The committee shall be responsible for architectural compliance to the Deed of Restrictions.
- The committee shall investigate violations of the restrictions either noticed or called to their attention by members of the Association.

With respect to the second responsibility Gary called attention to the fact that there is a Grievance/Complaint Form on the website. Please, no anonymous complaints.

Before beginning a project, go to the website and read the DOR applying to your property.

He noted five (5) of the association's 2020 newsletters contained articles relative to the DOR's (April, June, July, August, December). Gary cautioned that homeowners are responsible for their property. He noted that the association had received an email earlier in the day regarding a landscaper on Jennifer Lane who was blowing horticultural debris into the canal. It is the owner's legal responsibility to manage landscapers and any other contractors. Owners should assure that their contractors understand the applicable deeds of restriction. The association has no legal relationship with contractors being used by owners.

Mark noted that some months ago, letters were mailed to dock contractors, advising them to adhere to the deeds of restrictions, particularly side setbacks of docks. There are still ongoing, albeit fewer, issues with dock violations.

Page 2 of 2. Town & River Annual Meeting January 21, 2021

Mark noted that, based on Solitude Lake Management reports, lake water quality is good, but most of the lake and canal seawalls need repair or replacement. Most of these date to the 1960's. This issue was the featured program at last years annual meeting.

NEW BUSINESS

Mark announced the Department of Transportation will begin paving additional streets in T&R within 30-45 days. This will complete 2/3 of the T&R paving project, which will finish next year.

2021 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.
- Re-write By-Laws
- Board certification to be offered again in conjunction with a "to be scheduled" board retreat.

QUESTIONS PRESENTED

1. When will the Cypress Lake are be repaved? Mark answered in the summer or fall of 2022
2. Will the Association assist Homeowners with seawall repairs/replacement on the canals? Mark noted it is the sole responsibility of the homeowner.

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 7:34pm. The February Board of Directors meeting will be 6:30pm Thursday, February 11, 2021 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