

TOWN & RIVER CIVIC ASSOCIATION, Inc.
BOARD OF DIRECTORS MEETING MINUTES [Unapproved]
South Pointe South Clubhouse
Thursday, March 11, 2021

CALL TO ORDER – President Mark Generales called the meeting to order at 6:30 P.M.

Owner Comment Period-no residents were present

Board of Directors

A quorum was established. Officers Present: President Mark Generales, Vice President Rick Chubb, Secretary Renee Notes and Treasurer Gary Hudson. Directors Present: Martha Smith, Myriam Lentz and Kay Gloris. Absent: Directors Marge Byrne, Rick Ginsburg, Carol Notes and Joe Tomaino.

APPROVAL OF MINUTES –February 11, 2021 minutes were approved.

TREASURER’S REPORT – Gary Hudson

- Gary emailed February financial statements & supporting documents to Board Members on March 4. He noted that 2 of 57 lake assessments are in arrears and 16 of 88 mandatory dues are unpaid. Sally will be re-billing before legal collection efforts are instituted.
- First Citizens Bank has set up our new bank account.
- With no questions, the financial report was approved by motion.

COMMITTEE REPORTS

DEEDS OF RESTRICTION/ARCHITECTURAL REVIEW COMMITTEE – Gary Hudson

- Lee County finally provided permit reports for January and February 2021. Despite repeated requests, no reports have been received for Nov/Dec 2020. As usual, letters will be sent to owners engaged in the permitting process for projects requiring association approval and for which no approval has been sought.
- There is a legacy of not approving free standing structures (i.e., not attached to or an addition to a home). A recent proposed project prompted a re-visit of this. Going forward, free standing structures can be approved if a county permit is required and granted. Approval by the association is still required. The issues involve hurricane integrity, setbacks, and blocking of waterfront views.
- Discussion was held on how and when to provide an opportunity for Units 6 and 11 to join most of Town & River properties which are covered by the Amended, Restated, and Combined Deeds of Restriction (ARCDOR). This has been on hold dur to Covid-19.

LAKE STATUS - Renee noted homes’ seawalls are in the process of being repaired or replaced along the lake.

NEW BUSINESS

- Mark suggested Saturday, June 26 for the annual retreat to be held at the Crowne Plaza and via zoom. An attorney from the association’s law firm will be invited as well as a representative of TRIU.
- Gary is discussing with the webmaster plans for a T&R blog.
- Mark will contact board members who have irregular board meeting attendance to ascertain their interest in continuing on the board. Should vacancies occur, the board will appoint replacements to be voted on/confirmed at next annual meeting.

ADJOURNMENT

With no further business, the meeting was adjourned 7:35 P.M. The next regularly scheduled Board Meeting will convene 6:30pm Thursday, April 8, 2021 at South Pointe South Clubhouse, 9734 Foxglove Circle, Ft. Myers.

Respectfully submitted,
Sally Stigler,
Executive Secretary