**TOWN & RIVER CIVIC ASSOCIATION, Inc.**

**BOARD OF DIRECTORS MEETING MINUTES [Unapproved]**

**South Pointe South Clubhouse**

**Thursday, May 13, 2021**

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

**Owner Comment Period -** no comments were presented

**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: Roy Benton, Marge Byrne and Kay Gloris. Executive Secretary Sally Stigler and one resident were also in attendance. Absent: Directors Rick Ginsburg, Myriam Lentz, Carol Notes, Martha Smith and Joe Tomaino.

**APPROVAL OF NEWE BOARD MEMBER –** John Kristobak, 891 Jennifer Ln., was appointed, in accordance with the Bylaws, to replace Carol Notes, who has resigned. John will be a candidate for election by the membership at the 2022 annual meeting.

**APPROVAL OF MINUTES –**April 8, 2021 minutes were approved.

**TREASURER’S REPORT – Gary Hudson**

* Gary emailed April financial reports to the board May 7th. He noted that out of 57 lake assessments, one remains unpaid; and out of 88 mandatory dues, one remains unpaid
* He reminded the board that although there is a healthy balance sheet, the association’s annual dues income occurs at the beginning of the year, while expenses continue throughout the remaining months.
* With no questions presented, the financial report was approved by motion.

**COMMITTEE REPORTS**

**DEEDS OF RESTRICTION/ARCHITECTURAL REVIEW COMMITTEE – Gary Hudson**

* A discussion was held regarding variances. The board would need an absolutely unique circumstance/compelling reason to grant one. Gary said he is not aware of the board ever having granted a variance.

**COMMITTEE REPORTS**

 **Lake Status –** Renee noted 8-9 residents around the lake are repairing or installing new seawalls.

**NEW BUSINESS**

* The annual board retreat will be at the Crowne Plaza on June 19th from 8:00 A. M. to noon. It will be accessible via zoom to board members who may be out of town. An HOA board member certification course will be conducted by the association’s legal counsel. This will be a refresher for seven board members who took the course in 2018. Alex Lambros, a past president of the association, and chair of the county advisory committee for the Town & River Improvement Unit (TRIU) will attend to discuss TRIU. In preparation of the TRIU discussion, Mark emailed board members the Lee County Ordinance creating TRIU in 1979.
* At the suggestion of Roy Benton, Mark will contact board members who have frequent absences to ascertain their continued interest in being actively on the board.
* Board members were encouraged to check their Rackspace emails regularly.
* Offering an opportunity for Units 6 & 11 to be part of ARCDOR has been postponed until fall.

A**DJOURNMENT**

 With no further business, the meeting was adjourned 7:20 P.M. The next regularly scheduled Board Meeting will convene 6:30pm Thursday, September 9, 2021 at South Pointe South Clubhouse, 9734 Foxglove Circle, Ft. Myers.

Respectfully submitted,

Sally Stigler, Executive Secretary