

TOWN & RIVER CIVIC ASSOCIATION, Inc.
BOARD OF DIRECTORS MEETING MINUTES [Unapproved]
South Pointe South Clubhouse
Thursday, November 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. Directors Present: Marge Byrne, Kay Gloris, John Kristobak & Martha Smith. Officers Present: Secretary Renee Notes, Treasurer Gary Hudson & Executive Secretary Sally Stigler.

Absent: Vice President Rick Chubb. Directors Roy Benton & Myriam Lentz.

APPROVAL OF MINUTES –October 14, 2021 minutes were approved.

TREASURER’S REPORT – Gary Hudson

- Gary emailed October financial reports to the board November 8, 2021.
- He reminded the board that although the balance sheet looks healthy, revenue comes in only during the first part of the year (February/March), but expenses continue throughout the year. January 31 of each year is when the treasury is the lowest. Not too long ago the association ran a deficit.
- By Christmas, when lake expenses are compiled for the months December 2020 through November 2021, Sally will mail Lake Assessment Invoices to the 57 lake owners with at least 10’ lake frontage. There are three categories of expenses: FPL for the aerators, Solitude Lake Management fees, and capital expenses.
- By January 31, 2022 Annual Dues invoices will be mailed, with a due date of February 28, 2022.
- Gary will present a 2022 budget to the board in February for approval.
- Our three insurance policies will be slated for renewal the end of March 2022.
- With no questions presented, the treasurer’s report was approved by motion.

COMMITTEE REPORTS

Lake Status –The lake report will be printed in the next issue of the newsletter. Sally advised the board of the Lee County Pond Watch program & will email information.

Deeds Of Restriction/Architectural Review Committee – Gary Hudson

- No permit reports have been received from the county since September 15. There may be projects underway which require association approval but about which the association has no knowledge.

Bringing Units 6 & 11 into the Amended, Restated, and Combined Deeds of Restriction (ARCDOR) – Gary Hudson

- Panther Printing will mail the meetings notices, proxies, and supporting documents to owners in Units 6 and 11 by Thanksgiving. The board has not taken a stance on this initiative but is simply providing information & the opportunity for Units 6 & 11 to join ARCDOR. Since the last vote in 2004, three-quarters of the properties in Units 6 and 11 have changed ownership. The majority of properties in our community are governed by ARCDOR.
- December 15, 2021, attorney Christopher Miller of Goede, DeBoest & Cross law firm will preside over two separate meetings (Unit 6 at 6 P.M. and Unit 11 at 7 P.M.) at Faith United Methodist Church to vote on the consolidation.

ANNUAL MEETING

- No later than January 10, Annual Meeting notices/proxies will be mailed to all addresses in Town & River. An owner must have paid 2021 dues in order to be in good standing and be eligible to vote. Meeting will be at Cypress Lake United Methodist Church on January 20, 2022.

NEW BUSINESS

- **Welcome Letter** –John is developing a welcome letter/package for new owners which will direct new owners to the website & include local restaurant & store discount coupons.

ADJOURNMENT

With no further business, the meeting was adjourned at 7:00 P.M. The next regularly scheduled Board Meeting will convene 6:30pm Thursday, December 9, 2021, at South Pointe South Clubhouse, 9734 Foxglove Circle, Ft. Myers.

Respectfully submitted,
Sally Stigler
Executive Secretary