

TOWN & RIVER CIVIC ASSOCIATION, Inc.
BOARD OF DIRECTORS MEETING MINUTES [Unapproved]
South Pointe South Clubhouse
Thursday, October 14, 2021

CALL TO ORDER – Treasurer Gary Hudson called the meeting to order at 6:30 P.M.

Owner Comment Period – Two residents were present.

Board of Directors

A quorum was established. Directors Present: Kay Gloris, John Kristobak, Marge Byrne & Martha Smith.

Absent: President Mark Generales, Vice President Rick Chubb, Secretary Renee Notes, Directors Roy Benton, Myriam Lentz, and Executive Secretary Sally Stigler.

APPROVAL OF MINUTES –September 9, 2021, minutes were approved.

TREASURER’S REPORT – Gary Hudson

- Gary emailed September financial reports to the board October 7, 2021.
- Thirty seven percent of the legal expense on the September ytd financial statement is related to a lien foreclosure action against an owner for unpaid mandatory dues. The Association anticipates recovering all foreclosure expenses plus the \$120 mandatory dues.
- Almost 17% of the legal expense on the September ytd financial statement is related to the initiative to offer an opportunity for Units 6 & 11 to join ARCDOR.
- 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

Deeds Of Restriction/Architectural Review Committee – Gary Hudson

- The latest permit report received from the county covered 8/1/21 to 9/15/21. There were five projects which required letters from Sally. These five owners were asked to submit plans for approval.

CONTINUING BUSINESS

- Providing an opportunity for Units 6 & 11 to join ARCDOR.
 - Unit 6: 64 homes (will require 33 to approve) Date of original DOR Sept. 22, 1970.
 - Unit 11: 47 homes (will require 24 to approve) Date of original DOR Jan. 20, 1978.
 - Mailing will consist of cover letter, proxy, DOR cover sheet, and copy of ARCDOR
 - Meeting place, date, and time to be determined
 - Using the Lee Property Appraiser website, Marge Byrne is updating the addresses for Units 6 and 11 owners and will format them for mailing.

NEW BUSINESS

- **Welcome Letter** –As a follow-up to last meeting, John has been developing a welcome letter/package for new owners. This would direct new owners to the website (for newsletters and deeds of restriction as well as association contact info) and could include local restaurant and store discount coupons, local churches, schools, parks, etc. John will contact some other associations and HOA management firms for examples of welcome letters/packages.

ADJOURNMENT

With no further business, the meeting was adjourned at 7:19 P.M. The next regularly scheduled Board Meeting will convene 6:30pm Thursday, November 11, 2021, at South Pointe South Clubhouse, 9734 Foxglove Circle, Ft. Myers.

Respectfully submitted,
Martha Smith -Street Director for Erin Marie Ct. & So. Town & River
Substituting for Sally Stigler, Executive Secretary