

**TOWN & RIVER CIVIC ASSOCIATION, Inc.**  
**BOARD OF DIRECTORS MEETING MINUTES [Unapproved]**  
**Thursday, February 10, 2022**

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

**BOARD OF DIRECTORS**

A quorum was established. Directors Present: Ann Marie Aeschliman, Roy Benton, Kay Gloris, John Kristobak, Myriam Lentz, Capt. Craig O'Donnell & Martha Smith (via telephone). Officers Present: Vice President Rick Chubb, Secretary Renee Notes & Treasurer Gary Hudson via telephone. Executive Secretary Sally Stigler was also present. Absent: Director Marge Byrne. At the request of President Mark Generales, the Association Attorney, Richard DeBoest was also in attendance.

**GUEST SPEAKER: Richard DeBoest, Esquire**

Board members introduced themselves to Richard with a brief report of their T&R board involvement. Mr. DeBoest began his address with a brief history of T&R & the DOR, stating the current DOR is extremely broad with no details; lending to various interpretations'. The community began in the early 1960's, & the DOR reflects the mindset of residents at that particular time. He suggested the DOR be modernized in keeping with the thinking & lifestyle of today.

He also cautioned on the granting of variances. The definition of a variance is "an exception to the rule"; & should be granted for unique & justified circumstances only, to avoid selective enforcement of the DOR. Areas with an expired DOR need 50% of owners to vote favorably to re-establish the DOR.

The formation of a committee to review & re-write the DOR would be in order prior to submitting for legal counsel & filing. Rick questioned if it were possible to have purchasers indicate on the estoppel letter they had read the DOR. Mr. DeBoest suggested he refer to Florida Statutes 720.30851 for direction & a sample letter. Having answered all questions Mr. DeBoest left at 7:15pm.

**APPROVAL OF MINUTES** –January 13, 2022 minutes were approved by motion.

**TREASURER'S REPORT – Gary Hudson (via telephone)**

- Gary emailed January financial reports to the board earlier in the week.
- With no questions presented, the treasurer's report was approved by motion.

**COMMITTEE REPORTS**

**Lake Status –Renee Notes**

Renee reported the aerators are not working properly & has made arrangements for repairs. Mark will contact South Florida Water Management to have debris removed to create a pathway from the river to the lake for increased water flow. If this area were cleared aerators in the lake would not be needed.

**Deeds Of Restriction/Architectural Review Committee – Rick Chubb**

Permit reports have been received from the county, & Rick will speak with owners.

**Special Meetings of Units 6 & 11 Owners**

If additional meetings are necessary, they will be held at South Pointe South Clubhouse on March 10, 2022, to assure all owners who wish to vote have another opportunity to do so. Board members will be contacting Unit 6 and 11 owners in person to urge them to vote.

**ADJOURNMENT**

The meeting was adjourned at 7:55 P.M. The next regularly scheduled Board Meeting will convene 6:30pm Thursday, March 10, 2022, at South Pointe South Clubhouse, 9734 Foxglove Circle, Ft. Myers.

Respectfully submitted,  
Sally Stigler, Executive Secretary