

TOWN & RIVER CIVIC ASSOCIATION, Inc.
BOARD OF DIRECTORS MEETING MINUTES [Unapproved]
Thursday, May 12, 2022

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

BOARD OF DIRECTORS

A quorum was established with the following Directors Present: Kay Gloris, John Kristobak, Myriam Lentz, Gary Hudson, Capt. Craig O'Donnell & Martha Smith. Officers Present: Treasurer Marge Byrne & Executive Secretary Sally Stigler. The association attorney Christopher Miller, Esq. was also present. Absent: Directors Ann Marie Aeschliman, Tom Aeschliman & Secretary Renee Notes.

RE-WRITE/UP-DATE OF the Amended, Restated, & Combined Deeds of Restriction (ARCDOR) – Christopher Miller, Esq.

Mr. Miller explained the process for amending ARCDOR. The present document is almost 20 years old. ARCDOR needs modernizing and updating for better understanding/clarity. He emphasized that it can be a long & involved undertaking, requiring a great deal of thought & planning. A committee should be established to recommend changes. Proposed changes would be submitted by the committee to the Board for approval, then presented to the attorney for review before a vote by owners. To amend ARCDOR requires a two-thirds vote of lot owners voting in person or by proxy.

APPROVAL OF MINUTES – April 14, 2022, minutes were approved by motion.

TREASURER'S REPORT – Marge Byrne & Gary Hudson

- Gary emailed April financial reports to the board May 6, 2022. All lake assessments have been paid and only one mandatory dues account remains unpaid. This account will be submitted to the association's law firm for collection.
- It passed by motion for Ann Marie & Marge to accept treasurer co-responsibility. Gary will continue to assist as necessary.
- With no questions presented, the treasurer's report was approved by motion.

Deeds Of Restriction/Architectural Review Committee – John Kristobak

- John reported 16 submitted plans were reviewed & approved.

COMMITTEE REPORTS

Lake Status –Renee Notes – No report given

NEW BUSINESS

Discussion of Board Structure

- Roy Benton and Rick Chubb have resigned as board members. Tom Aeschliman was elected as a board director at last Board meeting. One additional board member is needed. Capt. Craig mentioned that he knows someone who may be interested.
- A Summer Board Retreat will be held 3:00 P.M. Wed., June 29, 2022, at South Pointe South Clubhouse, 9734 Foxglove Circle, Ft. Myers; & the Annual Meeting is scheduled for January 19, 2023.

Deep Lagoon Lane Monument Lighting – Martha Smith

Martha had previously reported that hard wire lighting for the street monument at Deep Lagoon with an FPL meter would cost \$15,000 installed. This is primarily due to the trenching involved to hook up to the closest transformer (which isn't close). Solar lighting is being investigated. The present "Big Box" solar lights

aren't doing the job. It passed by motion to authorize the expenditure of up to \$1,000 for a commercial solar light.

Page 2. Board of Directors Meeting May 12, 2022

ADJOURNMENT

The meeting was adjourned at 7:45 P.M. The next regularly scheduled Board Meeting will convene 6:30pm Thursday, September 8, 2022, at South Pointe South Clubhouse, 9734 Foxglove Circle, Ft. Myers.

Respectfully submitted,
Sally Stigler
Executive Secretary