

TOWN & RIVER CIVIC ASSOCIATION, Inc.
BOARD OF DIRECTORS MEETING MINUTES [Unapproved]
South Pointe South Clubhouse
Thursday, September 8, 2022

CALL TO ORDER – Renee Notes

OFFICERS, DIRECTORS, & RESIDENTS PRESENT

A quorum was established. Present: Directors, Renee Notes, Martha Smith, Kay Gloris, Myriam Lentz, Gary Hudson, John Kristobak, Craig O’Donnell, Ann Marie Aeschliman, Tom Aeschliman
Absent: Mark Generales, Marge Byrne, Executive Secretary Sally Stigler.

APPROVAL OF MINUTES – May 12, 2022, minutes were approved by motion.

TREASURER’S REPORT – Gary Hudson

May, June, and July financial statements & supporting documents were mailed to Board Members during the summer when each was available from C. Budde, CPA. August financials were emailed to board members early this morning. Also emailed was the current edition of a summer "Work in Progress" outlining Treasurer responsibilities. In his email Gary noted “An earlier version was shared with Marge and Ann and constituted the agenda for a meeting the three of us had with Cye Budde on August 15. The intent is to have a smooth hand off as I continue to wind down my role in our association.” It was voted to keep dues at \$120 per year for 2022. This will be an agenda item at the Annual Meeting January 20, 2023. With no questions, the financial report was approved by motion.

DEEDS OF RESTRICTION/ARCHITECTURAL REVIEW COMMITTEE – John Kristobak

The board discussed and voted on DOR/Architectural Review matters:

- Myriam researched sign companies that could be used for “For Sale” uniform signs to be used by real estate agents listing homes in town and River. These signs would have required guidelines registered with sign companies. This was tabled for future discussion.
- The owner of a planned home on Joanna Circle was issued a county permit January 10, 2022. The association has not yet received the plans for this home in Unit 5. A certified letter was mailed February 23, 2022, requesting the plans.
- There was discussion regarding a need for additional outside help in drafting violation letters and requesting plans for homes and following up on these matters.
- John Kristobak offered to contact the Town & River Improvement Unit (TRUI) regarding the need to address potholes in several areas.
- Discussion on how to better define DOR regarding parking trailers on the street, storage sheds, dumpsters/PODS, signs, setbacks, front hedges all to be reviewed and discussed further at next meeting.
- A new pool and pool cage is being built on Deep Lagoon Lane in Unit 11 without association approval. County permits were issued in August. The owners will receive a letter requesting plans for approval.

COMMITTEE REPORTS

Lake Status - Renee reported via email that Lake status is clean, no issues.

NEW BUSINESS

Newsletter-Do we need a monthly printed newsletter? Currently the newsletter is mailed monthly by Seabreeze Communications to every address in Town & River Estates. The association’s only expense for the newsletter is the postage. The association’s web site www.townandriverfl.com is the most complete and up to date source for information so the board is questioning the need for continuing printed media. This will be discussed further.

Board vacancy – There is one board vacancy and a board member said he knows someone who may be interested and will follow-up with this person.

For future discussion – Intranet for Town & River residents.

ANNUAL MEETING

This will be held at Cypress Lake United Methodist Church January 20, 2023.

ADJOURNMENT

With no further business, the meeting was adjourned by motion. The next regularly scheduled meeting is October 13, 2022.

Respectfully submitted,
Martha Smith and Gary Hudson standing in for Sally Stigler, Executive Secretary