

TOWN & RIVER CIVIC ASSOCIATION, Inc.
BOARD OF DIRECTORS ZOOM MEETING*
MINUTES [Unapproved]
Thursday, December 9, 2021

CALL TO ORDER – Treasurer Gary Hudson 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: Myriam Lentz, Kay Gloris, & Martha Smith. Officers Present: Vice President Rick Chubb, Secretary Renee Notes, Treasurer Gary Hudson. Executive Secretary Sally Stigler was also present.

Absent: President Mark Generales. Directors Roy Benton, Marge Byrne, & John Kristobak

APPROVAL OF MINUTES –November 2021 minutes were approved.

TREASURER’S REPORT – Gary Hudson

- Gary emailed November financial reports to the board December 8, 2021.
- 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.
- With no questions presented, the treasurer’s report was approved by motion.

COMMITTEE REPORTS

Lake Status –Renee reported the lake is in good condition.

Deeds Of Restriction/Architectural Review Committee – Gary Hudson

- No permit reports have been received from the county since September 15, 2021. However, the Arch Review/DOR Committee continues to review & approve projects which are brought to their attention by owners or contractors. Gary will prepare & present a detailed report of deeds of restriction actions the January board meeting.
- A marine contractors damaged a seawall on a road over a canal with its barge and equipment while on an adjacent property seawall construction project. Rick offered to speak to the contractor regarding making needed repairs.

NEW BUSINESS

- **Two Vacant Board Positions** – It passed unanimously by motion to officially appoint Ann Marie Aeschliman & Capt. Craig O'Donnell as new board members. They will be voted on at the annual meeting.
- **Special Meetings at Faith United Methodist Church for owners in Units 6 & 11 on 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. Renee will provide sign-in sheets for the meetings. Should either meeting need to be continued either due to lack of a quorum or lack of a majority of owners approving adoption of ARCDOR (Amended, Restated, & Combined Deeds of Restriction), the meeting(s) will be continued January 20, 2022, just prior to the annual meeting. Unit 6 will meet at 6:00 P.M. and Unit 11 will meet at 6:15 P.M.

ANNUAL MEETING

- No later than January 10, Annual Meeting notices/proxies will be mailed/postmarked to all addresses in Town & River as recorded with the Lee Property Appraiser. 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 Thursday, January 20, 2022. Registration will begin at 6:30pm.

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, January 13, 2022, at South Pointe South Clubhouse, 9734 Foxglove Circle, Ft. Myers.

Respectfully submitted,
Sally Stigler
Executive Secretary

*Zoom meeting was held in lieu of meeting at the usual So. Pointe South Clubhouse due to roads in South Pointe South being resurfaced and inaccessible to outsiders as well as many residents.