**TOWN & RIVER CIVIC ASSOCIATION, Inc.**

**BOARD OF DIRECTORS MEETING MINUTES [Unapproved] South Pointe South Clubhouse Thursday, Sept 14, 2023**

**CALL TO ORDER** – President Craig O’Donnell

**OFFICERS, DIRECTORS, & RESIDENTS PRESENT**

A quorum was established.

Present: President Captain Craig O’Donnell, Vice President John Kristobak, Secretary Renee Notes, Treasurer Ann Marie Aeschliman, Directors Tom Aeschliman, George Winn, Kay Gloris

Absent: Martha Smith, Marge Byrne, Myriam Lentz, Mark Generales, Gary Hudson, George Winn

**APPROVAL OF MINUTES** – May 11, 2023, minutes were approved.

**TREASURER’S REPORT** – Financials were emailed to the Board.

* Outstanding Dues-Three (3) Owners still outstanding in paying mandatory dues
* Draft Letter for mandatory dues
* Motion to approve financials-all in favor

**DEEDS OF RESTRICTION/ARCHITECTURAL REVIEW COMMITTEE**

* Six (6) Permits came through since May 11, 2023 Town & River Board Meeting
* Four (4) have been processed/handled. Two (2) still outstanding

**OLD BUSINESS**

* Establish Clear Cut Street Director Procedures for HOA Violations
  + Initiate HOA Violation Process by Street Directors/Homeowner compliant through regular review of assigned streets
  + Notify Exec Secretary Donna McClung to compose violation letter to the homeowner
  + Exec Secretary to send draft violation letter for review by Street Director and Architectural Review Chair
  + After review and approval of violation letter, Exec secretary to send via Certified/Return Receipt letter to homeowner in violation of HOA
  + Exec Secretary to send copy of violation letter to all members of the Town & River Board of Directors
  + Follow up to be conducted by Street Director/Architectural Chair
  + If violation not remediated timely Town & River HOA Board of Directors are to gain agreement on next steps with Homeowner in violation
* **MUELLER LAWSUIT**
  + Suit is over and issue resolved
  + DeBoast Fees and expenses to be paid by Town & River HOA
* **HONC**
  + Serious Issues with job performance by the company discarding old structure’s debris into the waterway to pollute and float down canal causing navigational and environmental issues
  + Correspondence with HONC through phone calls and letters to address Honc’s performance and have gone unattended and ignored
  + Suggest strongly worded letter to Honc conducting construction operations in Town & River must adhere to performance requirements of the HOA
  + Second point of discussion around HONC is that equipment loading/off-loading is not allowed.
    - Notify TRIU regarding the matter.
* **Code Enforcement**
  + When notifying/registering with the County (Lee) of code enforcement violation, your name and address of reporting party must be given
* **South Town & River Issue**
  + Homeowner pulled a loaded gun on the cable company construction crew.
  + Homeowner arrested by police
  + Town and River HOA Board and Homeowner’s approaching neighbors about HOA violations should use caution and ensure safety
* **Owner Comment Period**
  + **Cypress Lake and McGregor**  Call DOT (Department of Transportation) regarding homeowners overgrown vegetation impeding visibility of moving traffic and causing safety issues
  + **Real Estate Tax Bill** Homeowners may use the QR Code on Tax Assessment bill to request financial allowance for homes still in a state of depreciated value due to on-going Hurricane Ian repair
  + **Sharing Information** Suggested that Town & River HOA Board use Google Docs/sheets to centrally compose & store communications and other documents. This will ensure that when changes are made to eg; Town & River Homeowner directory that it be done in Google Docs/Sheets so that everyone will have the most current information.
  + **DeBoast Lawsuit** Bill for fees. Is the Board moving forward? How to proceed?
    - Decision by next Meeting Oct 12, 2023

**ADJOURN**

Respectfully,

Donna

Executive Secretary

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