

TOWN & RIVER CIVIC ASSOCIATION, Inc.
BOARD OF DIRECTORS MEETING MINUTES [Unapproved]
South Point South Clubhouse
November 14, 2024

CALL TO ORDER – President Cap't Craig O'Donnell

OFFICERS, DIRECTORS, & RESIDENTS PRESENT

A quorum was established.

Present:, Treasurer, Ann Marie Aeschliman, President Capt. Craig O'Donnell

Directors: Gary Hudson, Martha Smith, Marge Byrne, Jeremy and Jennifer Deates,

Absent: Director, Mark Generales, Secretary Renee Notes, Tom Aeschliman, George Winn,
Vice President John Kristobak,

APPROVAL OF MINUTES – No October minutes due to hurricane Milton cancellation. September,2024 minutes were approved.

TREASURER'S REPORT –

Financials were emailed to the Board.

- Outstanding Dues List & Late Fees
 - (1) homeowner outstanding with both late fees and dues
 - (1) Liens on one of the homes. The other to be sent to attorney's office for collection and/or lien process
- Working with Anna the Bookkeeper is going well and will be working the majority of dues deposits and financial statements. Due to the immediate retirement of the CPA, Anna will continue duties until another firm can be secured.
- Board is looking into other CPA firms and will continue due diligence until a replacement can be found.
 - Firms in consideration are Hughes and Snell and Davis and Associates
- Motion to approve Minutes, seconded all in favor

DEEDS OF RESTRICTION/ARCHITECTURAL REVIEW COMMITTEE

- Four (4) Homeowner applications submitted and all have been approved
- TRIU not keeping up with Town & River Signage
- 3 possibly 4 N Town & River homeowners are opting in to paying dues
 - Requirement to draft a statement from attorney of opt-in

OLD BUSINESS

- As of July, 2024 boats, trailers and commercial trucks may be parked on homeowners property as long as they are out of view from streets and neighbors.
- Continuing to work with homeowners on construction of walls and other HOA violations to move projects into compliance with HOA Deeds of Restrictions.

NEW BUSINESS

- President sent a letter to Comcast/Quantum regarding the hole dug and not filled in on the corner of Bal Isle Drive and Cypress Lake.
 - As of the meeting, they have not replied
 - Marge to contact Lee County to inquire with the county the company/utility that owns the easement so that the Board can notify them to fill in the hole immediately.
- TRIU has engaged Lee County Sheriff to patrol Town & River and to go by homes during the off season for security purposes.
 - Board members have seen the officer on patrol in unmarked car
 - Officer has set up radar to slow traffic on Cypress Lake Drive
 - The Officer has provided his cell number to the Board
- Annual Meeting is to be held the 3rd Thursday of January which will be Jan 16, 2025
 - Board to call locations to inquire about space availability for the meeting
 - Annual Meeting Announcement letter needs to be delivered 10 days prior to the meeting along with Proxy Ballots
- Town & River Newspaper printed edition has been stopped in the place of the newspaper, homeowners may visit townandriverfl.com or Town and River Facebook page.

Motion to Adjourn

Respectfully,
Donna McClung

Executive Secretary
Town & River Civic Association