

TOWN & RIVER CIVIC ASSOCIATION, Inc.
BOARD OF DIRECTORS MEETING MINUTES [Unapproved]
South Point South Clubhouse
September 12, 2024

CALL TO ORDER – Vice President John Kristobak

OFFICERS, DIRECTORS, & RESIDENTS PRESENT

A quorum was established.

Present:, Vice President John Kristobak, Treasurer, Ann Marie Aeschliman

Directors: Gary Hudson, Martha Smith, Tom Aeschliman, George Winn

Homeowners: Elizabeth and Tom

Absent: President Capt. Craig O'Donnell, Director, Mark Generales, Secretary Renee Notes, Marge Byrne, Jeremy and Jennifer Deates,

APPROVAL OF MINUTES – April, 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) homeowner has medical issues and has requested extension and it was approved
 - (2) homeowners are being referred to atty's for collection
- Working with Anna the Bookkeeper is going well and is working the majority of dues deposits and financial statements
- 40% of homeowners are paying voluntary dues.
- Paying dues is easy now that it is on line
- No service fee for paying online. Need to update Facebook with no service fees paying online

Treasurer Report (Con't)

- Post to FaceBook deadline to pay dues is past and those homeowners that have not paid will go to collections
- All Financials are on-line at townandriverfl.com

Motion to approve Minutes, seconded all in favor

DEEDS OF RESTRICTION/ARCHITECTURAL REVIEW COMMITTEE

- Seventeen (17) Homeowner applications submitted and all have been approved
- Directors to update Deed of Restriction Violation spreadsheet
- Send regular mail (8) violation letters to homeowners
- Send Board and Directors updated violation spreadsheet Thursday Sept 19

OLD BUSINESS

- A home under construction on Cape View included a solid concrete block wall that violated not only the DOR but also County Code. The wall was not identified on the plans which were approved. Following a complaint by an adjacent homeowner and through the efforts of the HOA and County, the wall has been deconstructed.

NEW BUSINESS

- No solicitation signs for neighborhood were destroyed by Ian and may incorporate into new sign design
- Seven (7) dead trees in neighborhood that have not been removed and will receive violation letters
- Florida Laws regarding Homeowner Associations to take effect December 31, 2025 will need to be addressed by the Board of Directors
 - Ann Marie to send soft copy electronically to the Board for review
 - Some of the new law only effects Condos
 - The President of the Board will need to follow-up with the Attorney on Town and River Deed of Restrictions compliance with the new law.
- Sinkholes along seawalls in Deep Lagoon are needing remediation
 - Bring in Honc to review and advise a plan of action
 - Board to discuss finalization of remedy for approval

Homeowner Comments

- Bal Isle homeowner requested information regarding an attorney being hired to access insufficient drainage on Bal Isle Drive
 - Board will need to follow up to gather information about the drainage.

Motion to Adjourn

Respectfully,
Donna McClung

Executive Secretary
Town & River Civic Association