

**TOWN & RIVER CIVIC ASSOCIATION, Inc.**  
**ANNUAL HOA MEETING MINUTES [Unapproved]**  
**Faith United Methodist Church**  
**January 11, 2024**

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

**OFFICERS, DIRECTORS, & RESIDENTS PRESENT**

A quorum was not established.

Present: President Captain Craig O'Donnell, Treasurer Ann Marie Aeschliman, Secretary Renee Notes Directors Tom Aeschliman, George Winn, Gary Hudson, Martha Smith, Marge Byrne, Mark Generales Residents: Jennifer Deates, Jeremy Deates, Robert Van Olst, Diane Kristobak

Absent: John Kristobak, VP

**APPROVAL OF MINUTES** – Approval of January 2023 minutes.

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

- The Town and River Civic Association (T&R) maintains checking and money market accounts at First Citizens Bank, located at 16700 Bass Rd., Fort Myers, FL 33908
- Accounting is done by Cye Budde, CPA
- Total revenue for 2023 was \$38,269.16, down from 2023 total revenue of \$41,234.89
- Voluntary dues were \$22,440.00, which is 67.75% of dues income. Payment of 2023 voluntary dues is down again from 2022, which was at \$26,280.00, 2021 was at \$26,880.00. 43.69% of voluntary dues properties paid voluntary dues (Total number of properties with voluntary dues is 428, of which 187 paid dues) 56.31% of voluntary dues properties (241 of the 428) did not pay dues Town & River Civic Association relies heavily on the payment of voluntary dues to effectively enforce our Association's covenants, conditions, and restrictions, which helps to preserve and protect our community's real estate values together with our quality of life
- Mandatory dues were \$10,680.00 or 32.25% of dues income. One property remains unpaid and will be turned over to T&R's attorney for collection.
- Estoppel Preparation Fees generated \$5000.00 in 2023, which were \$1,500.00 in 2022.
- Total Expenses for 2023 were \$36,652.41 up from \$28,160.93 in 2022. The increase is primarily due to the expense of dredging our channel coming in from the Caloosahatchee River. T&R paid \$15,000, only 7% of the \$225,000 , which was the total cost of the project. Palmetto Point paid \$45,000 and MarineMax paid \$165,000.
- Net income for 2023 is 1,616.75 o Assets as of 12/31/2023 were \$99,314.74
- Lake Fees will be invoiced to the 57 properties with at least 10' of Lake Frontage by January 31st . Estimated bill per property is \$110.32, based on 2023 direct expenses for maintenance & repairs
- 2024 Dues will remain at \$120.00 annually
- 2024 dues will be invoiced by January 31st 2024 .
- Associations' financial statements are posted monthly in the newsletter
- The Town & River Civic Association Board is comprised solely of volunteer members, which donate their time and efforts to preserve and maintain the property values of homes within our community

- Motion to approve financials-all in favor
- Motion to approve \$120.00 per year
- All in favor

## DEEDS OF RESTRICTION/ARCHITECTURAL REVIEW COMMITTEE

- Total of 274 Permits issued for 2024
- All except 3 were approved

## OLD BUSINESS

- DOR Communication to change deadline for enforcement to April 2, 2024
- DOR Communication to establish Jan 24th as deadline for all non-compliance with DORs as written by T&R Attorney will be executed by:
  - Publish notice in Town & River monthly newsletter
  - Publish on Town & River Web site at [www.townandriverfl.com](http://www.townandriverfl.com)
  - Letter by Regular Mail to all Homeowners

## NEW BUSINESS

- Director resignations of Kay Gloris, Director 9 N. Town & River Drive and Myriam Lentz, Director 5 Cypress Lake Cr, Joanna Cr Sand Spur Ln
  - Appreciative of their long term services and dedication to the HOA and Board
  - Search will ensue for replacements
  - Any residents interested in these Directors positions, please notify [exesec@townandriverfl.com](mailto:exesec@townandriverfl.com), Donna McClung.
  - Installment of new Directors will be voted and approved at next year's Annual Meeting
- Election Board of Director will be remain the same:
  - President: Capt. Craig O'Donnell
  - Vice President, John Kistobak
  - Secretary Renee Notes
  - Treasurer Ann Marie Aeschliman
  - Tom Aeschliman Dir 1
  - Gary Hudson Dir 2
  - John Kristobak Dir 3
  - Marge Byrne Dir 4
- **Vacant Dir 5**

- Ann Marie Aeschliman Dir 6
- Martha Smith Dir 7
- George Winn Dir 8
  
- **Vacant Dir 9**
  - Renee Notes, Lake Committee
  - Marge Byrne, Deeds of Restriction Committee
  - John Kristobak, Architectural Review Committee
- Motion to approve-all in favor
  
- **ADJOURN**

Respectfully,  
Donna McClung

Executive Secretary  
Town & River Civic Association  
[townandriverfl.com](http://townandriverfl.com)  
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