

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

CALL TO ORDER – Vice President, John Kristobak

OFFICERS, DIRECTORS, & RESIDENTS PRESENT

A quorum was established.

Present: John Kristobak, Vice President, Secretary Renee Notes,

Directors: Gary Hudson, Marge Byrne, George Winn

Absent: Director, Mark Generales, Tom Aeschliman, President Cap't Craig O'Donnell,
Treasurer, Ann Marie Aeschliman, Martha Smith, Jeremy and Jennifer Deates,

APPROVAL OF MINUTES – November 14, 2024 were approved.

Secretary Renee Notes, the Board of Directors and Street Directors of the Town & River Civic Association want to express our deep appreciation and gratitude to John and Diane Kristobak for their time and effort to clean up the main entrance to Town and River and also decorate with Christmas cheer, the signage at the entrance. Thank you and Merry Christmas!

TREASURER'S REPORT –

Financials were emailed to the Board. All figures are in order.

Steps are being taken by attorneys to file liens on two homeowners for non-payment of mandatory dues.

DEEDS OF RESTRICTION/ARCHITECTURAL REVIEW COMMITTEE

- Three (3) Homeowner applications submitted and all have been approved
- New Homeowners Association legislation for condominium and homeowners to go into effect July 1, 2025
 - Directors to review legislation and guidelines sent by the Treasurer for possible revisions of Town & River Deeds of Restrictions.
- Directors to review Deed of Restriction violation spreadsheet for the homeowners that have not remedied violations to turn them over to the attorneys office for further legal action

OLD BUSINESS

- Start lien process
 - DeBoast for follow up on lien enforcement-Gary Hudson to follow up

NEW BUSINESS

- Sinkhole repairs on seawalls on Cypress Lake Drive
 - TRIU responsibility-follow up with them to schedule repair
- Accountant for Town and River Civic Association search still in process
 - Board is following up with several firms to vet for hiring new accounting firm
- Annual Meeting
 - Proxy statements from HOA Dues paying homeowners to have a return envelope provided in the Notice to be addressed to Town and River Civic Association PO Box.
 - Panther to self address to the PO Box without postage affixed.
 - Send Notice of Annual Meeting letters to Panther for printing and mailing.
 - Follow up to approve proofs prior to mailing
 - Marge to send homeowner's address spreadsheet to Panther for the mailing and to clarify Excel Spreadsheet format for Panther to use
 - Call Panther Printing for Christmas Operation Schedule to ensure Notice of Annual Meeting is postmarked by the 6th.

Motion to Adjourn

Respectfully,
Donna McClung

Executive Secretary
Town & River Civic Association
townandriverfl.com