

TOWN & RIVER CIVIC ASSOCIATION, Inc.
BOARD OF DIRECTORS MEETING MINUTES
South Pointe South Clubhouse
6:30 pm, February 13, 2025

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, Marge Byrne, Martha Smith, Jeremy and Jennifer Deates, Tom Aeschliman

Absent: Director, Mark Generales, Secretary Renee Notes, George Winn

APPROVAL OF MINUTES

January 16, 2025-Motion to approve. Seconded All in Favor

TREASURER'S REPORT

January, 2025 Financial Statements

- 2025 dues are being received
- Ana from the previous CPA firm is still working on the Board's financial and accounting tasks. Will stay on board until a new CPA firm is established.
- Ana will be paid directly by the Board of Directors
- Motion to accept financial statements, seconded and all in favor.

Treasurer identified a possible new CPA firm, Capital Core Group/Brian Elgard to accept Town & River's tax filing and possibly continue with Town & River Civic Association as the CPA.

- Estimated tax filing cost between \$350-400.

ARCHITECTURAL REVIEW COMMITTEE

Architectural Review report

- Seven new requests for approval and all have been approved

DEED OF RESTRICTIONS - No new changes to report

OLD BUSINESS

Violations – updated violation compliance

Two new violations require letters to be sent for compliance progress of the fiber optic installation issues: there is only one left which is to be attended to by the end of this month,

NEW BUSINESS

Review Results of TRIU Meeting

- New signage budget has been approved by the board.
 - Seven (7) new signs will be required
- Estate Landscaping and Lawn Management quote has been accepted to care for common areas
- Solar lights at the Deep Lagoon entrance were stolen. Board will continue to research hardwire installation. In the meantime Jeremy will buy some new solar lights.

OWNER COMMENT PERIOD - None

MEETING ADJOURNED