

TOWN & RIVER CIVIC ASSOCIATION, INC
ANNUAL HOMEOWNER MEETING
South Pointe South Clubhouse
6:30 pm, January 15, 2026

CALL TO ORDER – President Captain Craig O’Donnell

OFFICERS, DIRECTORS, & RESIDENTS PRESENT

A quorum of at least 25 was established.

Present: Treasurer Ann Marie Aeschliman, Secretary Renee Notes. Directors, George Winn, Marge Byrne, Jennifer Deates, Jeremy Deates, Mike Humphries

Absent: John Kristobak, VP,

Homeowner attendees: Dawn Storrs & Sherry Farrow, Martha Smith, Gary Hudson, Clinton Luby

APPROVAL OF MINUTES – Motion made and seconded to approve January 2025 minutes as published on the website. Passed unanimously.

TREASURER’S ANNUAL REPORT – Treasurer, Anne Marie Aeschliman, distributed the Report and hit some highlights of the 2025 Report which is posted on the website.

- Motion made and seconded to approve the Annual Financial Report. Passed unanimously.
- Motion made and seconded to keep annual dues at \$120.00. Passed unanimously.
- Forty Eight percent (48) of voluntary homeowner’s dues paid in 2025 an increase year over year
- Two homeowner’s delinquent on mandatory dues from 2025 and will proceed with collections
- Estoppel charges of \$250.00 will remain the same.
- Annual voluntary dues to remain at \$120.00 for 2026

DEEDS OF RESTRICTION/ARCHITECTURAL REVIEW COMMITTEE

- No new business

LAKE COMMITTEE REPORT

- Equipment is getting old and in need of replacement or repair
- Several homeowners need to replace their seawalls. Suggested that the homeowners collectively organize replacing them together to save money.

OLD BUSINESS

No Old Business

TRIU

- TRIU (Town & River Improvement Unit Lee County Advisory Committee-not part of the Town & River Civic Association) John Kristobak, VP of Town & River Civic Association attends meetings as does HOA President, Capt. Craig O'Donnell.
- Two positions for this board are open.
- TRIU is a tax collected from Lee County through your annual property taxes. This body agreed to pay for the new signage at the entrances of Town & River thanks to the Town & River Board members that sought approval of the funds.

NEW BUSINESS

No New Business

Election of Officers

- Election of Directors for the Town & River Civic Association
 - Four (4) Director positions are open
- Officer Nominations:
 - Captain Craig O'Donnell to continue as President
 - John Kristobak to continue as Vice President
 - Ann Marie Aeschliman to continue as Treasurer
 - Renee Notes to continue as Secretary

HOMEOWNER INPUT

No Homeowner input

ADJOURN