

TOWN & RIVER CIVIC ASSOCIATION, INC
BOARD OF DIRECTORS MEETING MINUTES
South Pointe South Clubhouse
6:30 pm, September 10, 2026

CALL TO ORDER – Quorum established for the meeting

OFFICERS, DIRECTORS, & RESIDENTS PRESENT

Present: President Capt. Craig O'Donnell, Secretary, Renee Notes, Treasurer, Ann Marie Aeschliman, Exec Sec Donna McClung
Directors: George Winn,

Absent, Director, Jeremy and Jennifer Deates, Marge Byrne, Mike Humphries, and Vice President John Kristobak, ,

APPROVAL OF MINUTES – Approval of May 2026 Board of Director Minutes by George Winn.
Second by Ann Marie Aeschliman

TREASURER'S REPORT – Available online for the community to review at townandriverfl.com

- Two Homeowners have unpaid mandatory dues. Numerous requests have been made to collect payment. They will go to attorneys for collection.
- Notice of foreclosure received and will issue an Estoppel for lien on unpaid mandatory dues

Motion to accept Treasurer's Report George Winn. Seconded by Renee Notes

ARCHITECTURAL REVIEW COMMITTEE –

- (3) Plans submitted with request for variance and were granted.

DEED OF RESTRICTIONS –

OLD BUSINESS -

- Violation Spreadsheet under review by the board
- President Cap't O'Donnell requested (3) bids to eradicate the over population of Iguana's invading many residents in Town & River.
- Renee Notes also requested exterminators to include in the bid for the eradication of the cane toad population
- Owner of the Pickle Rage located in the Big Lots retail space on McGregor called Cap't O'Donnell to invite anyone in Town & River to join and received no restrictions on scheduling for courts as well as discounted monthly rates. Request to notify community via Town & River's Facebook page.

NEW BUSINESS –

- (3) current violations requiring letters to notify them about the non-compliance with the Deeds of Restrictions
- Cap't O'Donnell requested monthly BOD meetings take place online using Google Meet. The Board and the Directors will be able to join via their computers.. Homeowners

wishing to receive notification links from Google Works to join the online HOA meetings, please send your email address to execsec@townandriverfl.com Cap't O'Donnell requested a Facebook notification to be published with this change. George Winn Motion to Accept. All in favor. Motion accepted.

OWNER COMMENT PERIOD -

MEETING ADJOURNED at 7:00 PM