

**CAPTIVA PROPERTY OWNERS ASSOC., INC.**  
**BOARD MEETING**  
**April 4, 2017**

Tova called the meeting to order at 7:39 PM seconded by Mark.

Board Quorum present at “Call to Order” included Mark Leber, Tova Hocherman, Chaim Hackner, Judah Beck and Avi Hochman.

**Review of Previous Board Minutes:**

Mark motioned to accept the minutes of the February 21, 2017 Board Meeting as submitted. Tova seconded.

All in Favor....**MOTION PASSED**

**Treasurer's Report**

The Treasurer presented the treasurers report that reflected the balances of the Association and that sufficient funds are available for Association business expenses.

Management reported they had completed and transmitted the initial data request from Gladstone Accounting in preparation for the 2016 Annual Compilation and taxes.

**Management Report**

Management reviewed the Accounts Receivable updates and collection updates. Management reviewed upcoming rentals and sale activity. Management reviewed work order status, violation activity, home painting schedules and other completed maintenance activities. The removal of the diseased palms and the large ficus at the front entrance has been completed.

**Old Business**

Bids from Five Star Paving and Weissing Construction to install a concrete footer at the front entrance were reviewed. The third contractor failed to submit a bid. The Board discussed the options and voted to accept the bid from Five Star Paving bid not to exceed \$XXXX.

## **MOTION**

A motion was made to approve the Five Star Paving, Inc. proposal to add new header curb and do asphalt repairs at front entrance.

Motion made by Avi and seconded by Judah.

**All in Favor... MOTION PASSED.**

Jonathan Rosman arrived at 7:52 PM.

## **MOTION**

Motion made to ratify Duffy bid and Hillaire Tree Service bids for tree removals.

Motion made by Tova and seconded by Judah.

**All in Favor...MOTION PASSED**

## **New Business**

Management reviewed the status of the bank signature cards. Still require one signature.

A letter from Sid Lehr, a resident at 7569 Martinique Blvd was reviewed. Mr. Lehr is in the process of selling his home and he feels the state of disrepair at the home at 7574 Martinique requires the Board to take action. The Board agreed to have the Management Company send a letter to the owner of 7574 Martinique Blvd. and ask the owner to submit a plan to the Board for the required repairs. The items include irrigation, fascia repairs and repairing or removing the pool enclosure in the rear yard.

The Board discussed the costs of hiring a security company to patrol Captiva in the night hours due to the number of car break-ins reported around the circle in the past few months. The Board decided not to take any action at this time.

## **MOTION**

**Judah motions to adjourn the meeting at 8:15 PM and it was seconded by Tova.**

**All in Favor... Meeting adjourned.**

**Next scheduled Meeting will be held  
On Tuesday, May 16, 2017 at 7:30 PM  
at Sugar Sand Park Community Center off Military Trail**