

**CAPTIVA PROPERTY OWNERS ASSOC., INC.**  
**BOARD MEETING**  
**April 24, 2018**

Chaim called the meeting to order at 7:33PM and Uriel seconded.

Board Quorum present at “Call to Order” included Chaim Hackner, Avi Hochman, Rotem Carmel, Uriel Mond and Matt Weisbaum.

**MOTION TO APPROVE MINUTES**

Avi motioned to accept the minutes of the March 20, 2018 Board Meeting as submitted. Matt seconded. All in Favor....**MOTION PASSED.**

**Treasurer’s Report**

The treasurer’s report was presented by Management. The report reflected the balances of the Association and that sufficient funds are available for Association business expenses. Management also reported that the initial draft of the 2017 Financial Statements from Gladstone was received but needed revisions. The final draft will be sent to Board members via email.

**Management Report**

Management reviewed the Accounts Receivable updates and collection updates. Management reported the signing of a one year lease from Buzaglo to Ringelheim for the residence at 7553 Martinique. Management reviewed work order status, violation activity, home painting schedules and other completed maintenance activities. Management is receiving proposals from irrigation companies. Area has terminated their contract with Captiva as of May 1, 2018. The proposals will be distributed to Board members via email once received. New LED and Diode lighting fixtures have been installed at pool. Two homes were painted in April. Two homes scheduled for May.

**Architectural Reviews and Approvals**

none

**Old Business**

Management reported that the signed bank signature cards have been returned to\_bank.

## **New Business**

A proposal from Paint King was distributed to paint the pool cabana and repair stucco for \$520.00.

### **MOTION**

**Motion made to approve the Paint King bid to do stucco repair and paint the cabana for \$520.00.**

Motion made by Matt and seconded by Avi. **All in Favor... MOTION PASSED**

The tree inventory has been completed and a proposal from Duffy's Tree Service has been received for \$XXXX which is under the \$XXXX allowance in the 2018 budget.

### **MOTION**

**Motion made to approve the Duffy proposal of \$XXXX to trim trees.**

Motion made by Avi and seconded by Matt. **All in FAVOR... MOTION PASSED.**

A letter from the resident at 7420 Andorra Place was received. They are asking the Board to reimburse them for a \$XXX plumbing expense to their water line that they alleged was caused by the roots of a "common" area tree. The tree is actually on their property. The Board discussed and denied the request. Management was instructed to reply to the request explaining that the Association is not responsible for root damage caused by a tree within their property line.

Management is working with Wells Fargo insurance agent to secure the new insurance policies for the period of June 1, 2018 to June 1, 2019.

**Rotem motioned to adjourn the meeting at 8:20 PM and it was seconded by Matt. All were in Favor... Meeting adjourned.**

**The next scheduled Meeting will be the held  
On Tuesday, May 15, 2018 at 7:30 PM  
at Sugar Sand Park Community Center off Military Trail**