

**CAPTIVA PROPERTY OWNERS ASSOC., INC.
BOARD OF DIRECTORS/ARC MEETING
SUGAR SAND PARK
MINUTES**

February 21, 2012 7:30 PM

Meeting called to order at 7:32 PM by Sue and seconded by Sandy.

Board Quorum present at "Call to Order" included Mark Leber, Sandy Lassoff, and Sue Andron, Debbie Scelza and Ido Stern.

Doug Cohen arrives prior to any motions...

Paula Marra of Sachs, Sax and Caplan presented the process used by the attorney in collection matters and the pros and cons of options available to the Board regarding delinquent accounts.

Review of Previous Board Minutes:

**Sue motions to accept the January 17, 2012 minutes. Seconded by Debbie
All in FAVOR...PASSED.**

Treasurer's Report

Money Market Account has [REDACTED]...Operating Account has [REDACTED] with checks currently outstanding in the amount of [REDACTED] Total Bank Balances [REDACTED] Security Deposit Rentals [REDACTED] Net cash available [REDACTED].

Management Report

Management reviewed the Accounts Receivable Report with the Board. Management informed the Board of legal activities, work order status, violation status, house painting schedule and maintenance status. A discussion was held regarding options the Board could pursue with residents that have past due balances for extended times. (see above)

Management reported that the violation at 7300 Andorra is resolved by the removal of the Succoth Booth prior to the Fining Committee Meeting. Management reported that the violation regarding the installation of an unapproved garage door at 7493 Andorra has not been remedied and the Fining Committee imposed a fine of \$1000 since the resident did not show up for the Fining Committee Meeting at 7 PM. The resident, Ben Sugerman, present at the Board Meeting explained that he did not understand the time correctly. The Board decided, with the approval of the Fining Committee present, that they would delay imposing the fine and gave the resident until March 5th to submit new plans to the ARC Committee. If approved the construction must take place within 30 days.

MOTIONS

Motion made to Approve the Landscaping and Hurricane Door proposals at 22340 Dorado.

Motion made by Doug and seconded by Sue.
All in Favor... MOTION PASSED.

Motion made to send a demand letter and refile an updated lien on Lot 25. Once letters were sent, and appropriate time tables were established, Board will vote on continuing foreclosure actions.

Motion made by Sue and seconded by Doug
Ido opposed...
Five in Favor.... MOTION PASSED.

Motion made for attorney to begin process of 3 day eviction notice on Lot 102.

Motion made by Doug and seconded by Ido.
All in Favor....PASSED.

Motion made to adjourn meeting.

Motion made by Doug and seconded by Sue
All in Favor...

Meeting adjourned at 9:15 PM

**The next Board Meeting will be
Scheduled for March 20, 2012 at 7:30 PM
At Sugar Sand Park**