

**CAPTIVA PROPERTY OWNERS ASSOC., INC.**  
**BOARD MEETING**  
**February 21, 2017**

Management called the meeting to order at 7:36 PM

Board Quorum present at "Call to Order" included Mark Leber, Rotem Carmel, Tova Hocherman, Jonathan Rosman and Avi Hochman.

**Review of Previous Board Minutes:**

Tova Motioned to accept the minutes of the January 17, 2017 Board Meeting as submitted. Avi 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 received 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 work order status, violation activity, home painting schedules and other completed maintenance activities.

Chaim Hackner arrived at 7:40 PM..

**Old Business**

The owner of 22354 Guadeloupe appeared before Board as requested to discuss the renewal of the lease to the current tenants. The owner defended renewing the lease and the reasons that he felt the Board should allow the renewal. The Board did not express any objections to the renewal after discussing the issues with owner.

## **New Business**

**ARC.....**The new owners of 7425 Dominico submitted their request to erect a new wood fence along the perimeter of their property bordering Martinique Blvd. The new fence will require the removal of one of the two cypress trees in their yard.

## **MOTION**

Motion made to approve the ARC submitted to erect a wood fence at 7425 Dominico Street and remove the cypress tree on Martinique Blvd. The request was discussed and approved as long as it complies with county regulations and proper permits. The new fence must have a hedge in installed along its perimeter and any irrigation alterations will be the responsibility of the owner.

Motion made by Tova and seconded by Chaim.

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

Two bids to install a concrete header curb at the front entrance were reviewed. Weissing Construction's bid was for \$XXXX and Five Star Paving's bid was for \$XXXX. After discussion the Board decided to secure a third bid from a company suggested by Rotem.  
**Item tabled until next meeting.**

Management reviewed a list of diseased palms that need to be removed. The urgency of removal to prevent additional disease was discussed. Management will secure bids and distribute to the Board via email for a vote. **The approved bid will be ratified at the next meeting.**

Management reported that some Board Members still needed to sign new signature cards at TD Bank.

## **MOTION**

**Tova motions to adjourn the meeting at 8:23PM and it was seconded by Avi.**

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

**Next scheduled Meeting will be held  
On Tuesday, March 21, 2017 at 7:30 PM  
at Sugar Sand Park Community Center off Military Trail**