

**CAPTIVA PROPERTY OWNERS ASSOC., INC.**  
**BOARD MEETING**  
**February 20, 2018**

Avi called the meeting to order at 7:35 PM and Chaim seconded.

Board Quorum present at “Call to Order” included Mark Leber, Chaim Hackner, Avi Hochman and Matt Weisbaum.

**MOTION TO APPROVE MINUTES**

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

Dan Bensimon arrived at 7:40 PM.

**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 Report**

Management reviewed the Accounts Receivable updates and collection updates. Reported the sale of the home at 7521 Andorra Place from Grunhaus to Amy Horowitz. Management reviewed work order status, violation activity, home painting schedules and other completed maintenance activities. One new mailbox installed. Equipment repairs at pool were completed per inspection report. New flowmeter installed and new brackets on Vac Pac.. Two homes were painted in January. Two homes scheduled for February.

**Architectural Reviews and Approvals**

The Board voted on three ARCS submitted and reviewed by the Architectural Review Committee:

**MOTIONS**

**Motion made to approve the ARC for hurricane windows and doors at 22350 Guadeloupe Street.**

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

**The ARC Committee made a recommendation to the Board to approve the submitted plans for a major renovation at 22345 Dorado.**

**Motion was made to approve the plans for renovation at 22345 Dorado with contingencies. The Homeowner is responsible to assure that all landscaping and other property amenities are restored to the same condition that these items were in prior to construction. The homeowner is responsible at the homeowners cost for all alterations and additions required to the irrigation system of the residence due to the new footprint of the home. The homeowner assumes full financial liability for any and all damages caused during construction to neighboring homes, mailboxes, street, and common area landscaping. The Homeowner must assure that during construction contractors and delivery vehicles are parked in such a manner that will allow full access to the community and that Dorado Drive is fully accessible to all vehicles including emergency and service vehicles at all times.**

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

### **MOTION**

**Motion made to approve the garage conversion to bedrooms at 22304 Guadeloupe Street.**

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

### **Old Business**

The Board was updated on the progress of the new bank signature cards. The Board was requested to sign the Board Certification forms required by State Statute.

### **New Business**

The Board was informed by Management of the pending FPL upgrades to service lines that will provide the Community with improved electric service. The repairs have started on Andorra and will continue through April as permits are granted.

A request by a resident to mail a community letter regarding dog waste was discussed by the Board and the Board decided not to incur the expense of the requested mailing at this time.

The Board discussed a letter received from a neighboring resident regarding the ongoing situation at 7409 Andorra Place. After discussion the Board decided to seek legal advice from the Association Attorney regarding possible future actions.

**Chaim motioned to adjourn the meeting at 8:36 PM and it was seconded by Dan. All were in Favor... Meeting adjourned.**

**The next scheduled Meeting will be held  
On Tuesday, March 20, 2018 at 7:30PM  
at Sugar Sand Park Community Center off Military Trail**