

**CAPTIVA PROPERTY OWNERS ASSOC., INC.
BOARD OF DIRECTORS & ANNUAL MEETING
MINUTES
January 14, 2014**

Annual Meeting called to order at 7:34 PM by Sue and seconded by Tova.

Board Quorum present at "Call to Order" included Sue Andron, Mark Leber, Tova Hocherman, and Alex Skoczylas

Doug Cohen and Brian Galbut arrived at 7:36 PM.

Motion made to close the Annual Meeting at 7:37.

Motion made by Alex and seconded by Sue.

All in FAVOR... MOTION PASSED.

Board Meeting called to order at 7:38 PM, quorum present...

Review of Previous Board Minutes:

Sue motions to accept the Nov. 2013 Board and Budget Meeting minutes the Dec 2013 Annual Meeting Minutes, and the Organizational Minutes seconded by Tova.

All in FAVOR... MOTION PASSED!

Treasurer's Report

The Treasurer presented the treasurers report that reflected the balances of the Association.

Management Report

Management reviewed the Accounts Receivable Report with the Board. Management updated the Board on legal collection actions and pending foreclosure activity. Management reviewed sales and pending sales, 7490 Martinique Blvd. (Ferber to Bruckstein)closed and 7502 Andorra. (PNC Bank to unknown) Rental activity ...22314 Guadeloupe Street (Selig to Khaimov). Management reviewed work order status, violation activity, house painting schedules and other maintenance activities.

Architectural

The following architectural request was approved by the Architectural Committee and presented to the Board for approval:

The ARC Committee denied the new paint colors requested for 7480 Martinique Blvd.

Motion made to approve the ARC plans for a second story as submitted for 7513 Largo on the contingency that the homeowner (s) will be responsible for any additional expenses that are incurred for the maintenance of the addition/changes.

Motion made by Doug and seconded by Tova.

All in FAVOR... MOTION PASSED!

Motion made to approve the submitted ARC plan for 22351 Guadeloupe to add impact windows and doors and an ARC to add a hurricane approved garage door.

Motion made by Doug and seconded by Sue.

All in FAVOR...MOTION PASSED.

Motion made to approve the ARC plan to add impact windows to 22340 Guadeloupe.

Motion made by Doug and seconded by Tova.

All in FAVOR... MOTION PASSED.

Motion made to accept the submitted ARC plan for 22360 Guadeloupe after the ARC approves the picture of the garage door.

Motion made by Doug and seconded by Tova.

All in FAVOR...MOTION PASSED.

OLD BUSINESS

Management reported that the members approved the change to the financial reporting requirements to only require a “compilation” of the financial statements for 2013.

Management reported that only one of the amendments voted on at the Annual meeting and the continued Annual Meeting passed. The amendment to add “grandchildren” to family members will be recorded.

Doug motions to adjourn meeting at 8:11 PM and seconded by Sue

All in FAVOR ...MOTION PASSED.

**The next Board Meeting will be an Annual Members Meeting
Scheduled for Tuesday, February 18, 2014 at 7:30PM
At Sugar Sand Park**