

**CAPTIVA PROPERTY OWNERS ASSOC., INC.**  
**BOARD MEETING**  
**MINUTES**  
**January 19, 2016**

Board called meeting to order at 7:35 PM

Board Quorum present at "Call to Order" included Mark Leber, Tova Hocherman, Rotem Carmel, and Judah Beck.

**Review of Previous Board Minutes:**

**MOTION**

Tova motioned to accept the November 17, 2015 Board Minutes.

Motion seconded by Judah. **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.

Chaim Hackner arrived at 7:37 after the motion to accept the minutes passed.

**Management Report**

Management reviewed the Accounts Receivable updates and legal updates. Management reviewed any sales and rental activity. Management reviewed work order status, violation activity, home painting schedules and other completed maintenance activities. Management reported that ten additional new mailboxes have been ordered from FlagCraft to replenish stock.

**ARC Approvals**

The Board considered three Architectural requests for discussion and approval.

**MOTION**

Motion made to approve the plan to install impact windows and doors at the Rindsberg Residence at 22340 Dorado Drive.

Motion made by Rotem and seconded by Judah. **All in Favor... MOTION PASSED.**

## **MOTION**

Motion made to approve the plan to convert the two car garage into living area at the Schochet Residence at 7481 Martinique Blvd.

Motion made by Judah and seconded by Tova. **All in Favor... MOTION PASSED.**

## **MOTION**

Motion made to approve the plan to convert the one car garage into living area at the Opczynski Residence at 7391 Andorra Place as presented.

Discussion followed regarding safety concerns pertaining to the wood frame plan proposed. The Motion was modified to accept the plan contingent on the addition of cement blocks to the height of the proposed window to fortify front wall against vehicular damages.

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

## **Old Business**

The Board discussed the new tennis reservation system and abuses of the system. After discussion it was decided to leave the system as it is for the time being. Rotem volunteered to discuss the issues with those members that were submitting multiple reservations.

## **New Business**

The Board tabled adding any additional members to the ARC Committee.

A concern regarding the intrusion of roots into the foundation of 7330 Andorra from neighboring landscaping was addressed. The Board decided that the problem was not an Association issue to address. Management will contact the parties.

## **MOTION**

Tova motioned to adjourn meeting at 8:25 PM and seconded by Chaim.

**ALL IN FAVOR...Meeting adjourned.**

**The next scheduled Meeting will be held  
On Tuesday, February 16 at 7:30 PM  
at Sugar Sand Park Community Center off Military Trail**