

CAPTIVA PROPERTY OWNERS ASSOC., INC.
BOARD MEETING
MINUTES
January 17, 2017

Management called the meeting to order at 7:30 PM

Board Quorum present at “Call to Order” included Mark Leber, Rotem Carmel, Tova Hocherman, Chaim Hackner and Avi Hochman.

Review of Previous Board Minutes:

Rotem motioned to accept the November 15, 2016 minutes. Motion seconded by Tova.
All in Favor....MOTION PASSED.

Rotem motioned to accept the December 20, 2016 Annual Members Meeting. minutes.
Motion seconded by Tova.....**MOTION PASSED**

Tova motioned to approve the December 20, 2016 Organizational meeting minutes.
Motion seconded by Avi.
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. Management reported that there was one sale pending at 7425 Dominico Street.

Old Business

New Board Policy regarding mailboxes was clarified. In the future no welding will be done at Association expense to damaged mailboxes. The Board decided that any mailboxes that require welding will be replaced with the new type of mailbox from Lowes. The mailbox will be similar in design to the mailbox that was installed at 7425 Andorra Place.

Management reviewed the complaint correspondence received pertaining to the continued noise after hours by the tenants at 22354 Guadeloupe Street. The Board decided to write a letter asking the landlord of the premises Alex Skoczylas to attend the next Board Meeting in February to discuss the ongoing infractions at the property and discuss any future lease renewals to the tenants in question. Management was instructed to write the letter to the landlord and a letter to the Oppenheimer's pertaining to the Board's direction.

New Business

A bid to pressure wash and apply a sealant to the pool deck from H2O Nano Shield in the amount of \$XXXX was discussed. The warranty terms and the discounted rate were reviewed.

MOTION

A motion was made by Tova Hocherman and seconded by Rotem Carmel to approve the bid for pressure cleaning and pool sealant application by H2O Nano Shield for the amount of \$XXXX. Mark Leber abstained from voting...All others present voted to **APPROVE** the bid.**MOTION PASSED.**

Management reported an issue regarding the irrigation at 7350 Andorra Place. The Association equipment to provide the irrigation to this property was removed in the past and the irrigation system was hooked up to the adjacent home. AREA Landscaping submitted a bid to restore the irrigation equipment for \$XXXX. The Board requested Management to write a letter to the owner's informing them that the equipment will be disconnected from the neighboring residence and re-installed at the homeowners expense.

Management reminded the Board that TD Bank requires new signature cards to be signed by all the current Board Members. The Board was asked to stop by the bank and sign the new cards at their earliest convenience.

MOTION

Rotem motions to adjourn the meeting at 8:10PM and it was seconded by Tova.

All in Favor... Meeting adjourned.

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