

CAPTIVA PROPERTY OWNERS ASSOC., INC.
BOARD OF DIRECTORS MEETING
SUGAR SAND PARK
July 20, 2010

Meeting called to order at 7:32 PM by Mark and seconded by Debbie. Board Quorum present at "Call to Order" included Sue Andron, Mark Leber, Teri Kaluris. Sandy Lassoff and Debbie Scelza.

Review of Previous Board Minutes:

Sue motions to accept the **June 15, 2010 BOD minutes**. Seconded by Teri. **All in FAVOR...PASSED.**

Board Member Leor Skoczylas arrives at 7:35 PM.

Treasurer's Report

Money Market Account has [REDACTED] Operating Account has [REDACTED] after checks currently outstanding totaling [REDACTED] Net cash available [REDACTED]

Management Report

Management discussed accounts receivables status. Management reviewed YTD budget versus actual expenditures through end of June. Management updated the Board on open legal matters and changes to State Statutes regarding rented residences. (See motions). Status of work orders, violations, mailbox repairs, and an update on projects was discussed. Management also reviewed a letter received from the Insurance Company regarding items that were identified by an inspector that require attention. Failure to address the items that required repair will result in cancellation of the liability policy. A review of the continuing vandalism at the pool and playground was discussed. Cameras have been installed and are operational. Tree trimming was underway and will be completed in August. Dates for budget and annual meeting discussed.

New Business

The Architectural approval for the widening of the walkway at 7330 Andorra was approved. See motions.

The pool parking lot re-paving required by the Insurance Inspection was discussed. See motions.

Old Business

The continuing discussion regarding the possible construction of a pathway at the end of Martinique Blvd was discussed. See motions.

Motions

1. Motion made to approve the letter that Sachs Sax and Caplan provided for the Board of Directors to send to renters requiring the renters to pay the monthly homeowners' assessments directly to Captiva if their owner(s) are delinquent and not paying their monthly dues.

Motion made by Sue and seconded by Sandy... ..All in Favor... PASSED.

2. Motion made to approve the color of pavers and the architectural approval to install pavers in the front side yard of 7330 Andorra. Approval is contingent on the requirement to install a Captiva style fence with a hedge in front of the pavers.

Motion made by Sue and seconded by Sandy...All in Favor... PASSED.

3. Motion made to close the path between Captiva and Lago Del Mar with fencing and shrubs due to a liability exposure.

Motion made by Sue and seconded by Teri...All in Favor...PASSED.

4. Motion to approve the Five Star Sealing and Paving, Inc. contract for the amount of \$4450.00 to resurface the parking lot at the recreation area.

Motion made by Sue and seconded by Teri...All in Favor...PASSED

5. Motion made for Solid Rock Property Management, LLC to take over the maintenance from Power Cleaning for the cabanas and pool.

Motion made by Debbie and seconded by Sue...All in favor...PASSED.

6. Motion made to adjourn meeting at 9:08.

Motion made by Debbie and seconded by Sue...All in favor...PASSED

The next Board Meeting will be held at Sugar Sand Park on Tuesday, August 17, 2010 at 7:30 PM.