

CAPTIVA PROPERTY OWNERS ASSOC., INC.
BOARD MEETING
July 18, 2017

Avi called the meeting to order at 7:38PM and it was seconded by Rotem.

Board Quorum present at "Call to Order" included Mark Leber, Rotem Carmel, Judah Beck, Avi Hochman and Jonathan Rosman.

Review of Previous Board Minutes:

Judah motioned to accept the minutes of the June 20, 2017 Board Meeting as submitted. Avi seconded.

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 Report

Management reviewed the Accounts Receivable updates and collection updates. Management reviewed upcoming rentals and sale activity. The sale of 22380 Dorado Drive closed on June 28, 2017. Pending sale of the Berman residence at 22350 Guadeloupe Street scheduled to close on August 3, 2017.

Management reviewed work order status, violation activity, home painting schedules and other completed maintenance activities .One new mailbox to be installed at 22317 Guadeloupe Street.

Management reported that they are still tracking the open violations at 7574 Martinique Blvd and that the owner committed to closure in the upcoming month.

All landscaping projects and tree trimming have been completed. Two pool feeders were replaced at the pool.

Old Business

The Approval letter was written to Weisbaums at 7425 Dominico Street for the plans to convert the garage into rooms.

New Business

An updated ARC plan was reviewed by the Board for the Wolk Residence at 22314 Guadeloupe Street. The storage room previously approved has been eliminated and the converted garage will now have two windows facing the street.

MOTION

A motion was made to approve the new and changed ARC plan submitted by the Wolks to convert garage to rooms with two windows in the front of house at 22314 Guadeloupe Street.

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

The Board reviewed a letter from the new resident that purchased the home at 22380 Dorado Drive to donate the wooden play gym structure in their yard to the Association if the Association would pay the costs to remove and erect in the playground. The Board decided not to accept the proposal due to insurance regulations and possible liabilities.

Management reported that a letter was written to the Frankels at 7530 Martinique Blvd. requesting the removal and/or hard trimming of a Sea Grape tree and a Carrot wood tree that they planted in their rear yard that was causing damage to the fence and littering neighboring pools.

Rotem motioned to adjourn the meeting at 7:57 PM and it was seconded by Judah. All were in Favor... Meeting adjourned.

**The next scheduled Board Meeting will be held
On Tuesday, August 15, 2017 at 7:30 PM
at Sugar Sand Park Community Center off Military Trail**