

CAPTIVA PROPERTY OWNERS ASSOC., INC.
BOARD MEETING
MINUTES
June 21, 2016

Tova called meeting to order at 7:37PM

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

Review of Previous Board Minutes:

MOTION

Tova motioned to accept the May 17, 2016 minutes. Motion seconded by Chaim.
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. It was reported that one resident has been turned over to the Association attorney for collection. A payment plan was presented and reviewed by the Board.

MOTION

Motion made to accept the proposed payment plan for Lot 48 as long as the homeowners stay current in payments.

Motion made by Chaim and seconded by Tova.

All in Favor... MOTION PASSED.

Management Report

Management reviewed the Accounts Receivable updates and legal updates. Management reviewed pending rental activity for 7313 Andorra Ariel to Solomon/Pinchevsky was approved for a one year lease beginning on July 25th. Management reviewed work order status, violation activity, home painting schedules and other completed maintenance activities. One mailbox at 7425 Andorra was damaged by SWA truck. Insurance claim is pending. Management reported that we are still awaiting pool gate fence repair. Management reported that the Association insurance policies have been renewed and paid for..

Old Business

Management reported that the front entrance lights have been upgraded and installed. Management distributed a letter from the tenant at 22354 Guadeloupe Street the tenant asked to be given to the Board addressing the alleged past disturbances reported to the Board.

New Business

The Board discussed a request by an owner of 22350 Guadeloupe to have the newly installed landscaping at the adjoining home at 22345 Guadeloupe removed. The Board did not take any action at the meeting and tabled it for future discussion.

A Board member requested that the Board consider installing additional speed bumps on Guadeloupe Street to prevent an accident by speeding vehicles. Other options for the problem were discussed by the Board as well. Management was instructed to research the types of speed bumps that may be available for installation and investigate the costs of installation for future consideration.

The Board reviewed two bids to have the tennis court repaired and resurfaced. The two bids received were from Pro Courts and Sports Surfaces. Management reported that they were awaiting a bid from a third company Fast Courts.

MOTION

Motion made to accept the Pro Court bid for the sum of XXXXX as long as the third bid did not come in lower.

Motion made by Tova and seconded by Judah.

All in Favor... MOTION PASSED.

MOTION

Tova motions to adjourn meeting at 8:44 PM and seconded by Judah.

ALL IN FAVOR...Meeting adjourned.

**The next scheduled Meeting will be held
On Tuesday, July 19, 2016 at 7:30 PM
at Sugar Sand Park Community Center off Military Trail**