

CAPTIVA PROPERTY OWNERS ASSOC., INC.
BOARD MEETING
June 20, 2017

Tova called the meeting to order at 7:40 PM and it was seconded by Rotem.

Board Quorum present at “Call to Order” included Mark Leber, Rotem Carmel, Judah Beck and Tova Hockerman.

Review of Previous Board Minutes:

Tova motioned to accept the minutes of the May 16, 2017 Board Meeting as submitted. Rotem 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 reported that Gladstone Accounting had completed the preparation of the 2016 Annual Compilation and taxes. Management has remitted the required tax forms to the IRS.

All Captiva insurance policies have been bound by Wells Fargo Insurance for 2017-2018.

Management Report

Management reviewed the Accounts Receivable updates and collection updates. Management reviewed upcoming rentals and sale activity. The pending sale of 22380 Dorado drive will close on June 28, 2017. Management reviewed work order status, violation activity, home painting schedules and other completed maintenance activities. One new mailbox installed at 7545 Martinique Blvd.

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

Management reported that our Insurance Company has notified Captiva that the open action and suit filed by Yakoo Vann has finally been dismissed

Old Business

The concrete header curb at the front entrance was installed by Five Star paving under the bid amount previously approved. The renovation of the front entrance at the northwest corner of Andorra where the ficus tree was removed will commence in the upcoming week. The plan calls for the renovation to follow a similar pattern as the southeast corner.

A letter was written to the resident at 22380 Dorado by our Legal Firm regarding the requirement for the owner to remove the traveler palms that were installed that are damaging the fence. The owner has agreed to remove the palms at his expense.

The annual tree trimming has been completed but Duffys' is coming back to re-trim several hardwoods that are not up to spec.

New Business

Two Arcs were reviewed by the Board...

MOTION

A motion was made to approve the ARC plan submitted by the Wolks to convert garage to rooms with window and storage door at 22314 Guadeloupe Street contingent upon receiving the contactors insurance, license and county permits.

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

MOTION

Motion made to approve the ARC submitted by Weisbaum at 7425 Dominico Street to convert the garage to rooms with two windows contingent upon receiving the detailed plan, contractors insurance and license and county permits.

Motion made by Tova and seconded by Rotem.

All in Favor...MOTION PASSED.

Management reported that both chemical feeders at the pool need to be replaced. The feeders are seven years old are no longer repairable.

MOTION

Motion made to approve the American Pool Services bid of \$XXXX to replace two chemical feeders in pool.

Motion made by Tova and seconded by Judah.

All in Favor... MOTION PASSED.

Tova motions to adjourn the meeting at 7:58 PM and it was seconded by Rotem.

All in Favor... Meeting adjourned.

**The next scheduled Board Meeting will be held
On Tuesday, July 18, 2017 at 7:30 PM
at Sugar Sand Park Community Center off Military Trail**