

CAPTIVA PROPERTY OWNERS ASSOC., INC.
BOARD MEETING
June 19, 2018

Management called the meeting to order at 7:38 PM.

Board Quorum present at “Call to Order” included Chaim Hackner, Uriel Mond, Mark Leber and Dan Bensimon.

MOTION TO APPROVE MINUTES

Uri motioned to accept the minutes of the April 24, 2018 Board Meeting as submitted. Chaim seconded. All in Favor....**MOTION PASSED.**

There were no minutes to approve from the May meeting due to a lack of a quorum of the Board at Mays meeting.

Treasurer’s Report

The treasurer’s report was presented by Management. The report 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 reported the signing of a one year lease from Buzaglo to Ringelheim for the residence at 7553 Martinique. Management reported the sales of two homes in June, the Beck residence at 22324 Guadeloupe Street and the Englander residence at 22385 Dorado Drive. Management reported a pending sale of the Razon residence at 22300 Guadeloupe. Management reviewed work order status, violation activity, home painting schedules and other completed maintenance activities. Tree trimming in Captiva has been completed. New Irrigation contract signed with Aqua Pro for monthly wet checks and irrigation maintenance. The pool cabana stucco was repaired and the cabana was painted. One home was painted in June. Two homes were painted in May and one home was painted in June. Two homes are scheduled for July.

Architectural Reviews and Approvals

Amy Horowitz at 7521 Andorra submitted an ARC to replace windows and doors with impact glass.

MOTION

Motion made to approve the ARC for impact windows and doors at 7521 Andorra Place.

Motion made by Chaim and seconded by Uri. **All in FAVOR... MOTION PASSED.**

Old Business

New LED lighting fixtures have been installed in Captiva by FPL.

New Business

A.) Review irrigation proposals from Aqua Pro.

MOTION

Motion made to approve the Aqua Pro Irrigation bids for \$XX at 7569 Martinique and for \$XXX at 22300 Guadeloupe St. The motion also included assessing 22300 Guadeloupe for the \$XXX in repairs required and to note on the sale estoppel.

Motion made by Dan and seconded by Chaim. **All in Favor... MOTION PASSED**

B.) Letter from resident on May 28th regarding commercial vehicle parking at 7574 Martinique Blvd. and irrigation concerns.

Management reported that a work order has been issued to Aqua Pro for the required irrigation repairs. The Board discussed the current situation with the commercial vehicle parking and instructed Management to write a letter to the resident at 7574 Martinique Blvd. that he was in violation of the Captiva Documents and to discontinue this practice. The letter should document that any further violations will result in legal action to assure compliance.

No other business was brought forward.

Uri motioned to adjourn the meeting at 8:02PM and it was seconded by Chaim. All were in Favor... Meeting adjourned.

**The next scheduled Meeting will be the held
On Tuesday, July 17, 2018 at 7:30 PM
at Sugar Sand Park Community Center off Military Trail**