

CAPTIVA PROPERTY OWNERS ASSOC., INC.
BOARD MEETING
Sugar Sand Park
June 18, 2019
7:30 PM

Management called the meeting to order at 7:34 PM .

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

Motion to Approve Minutes

Chaim motioned to accept the minutes of the May 21, 2019 Board Meeting as submitted. Uri seconded. All in Favor....**MOTION PASSED.**
Dan Bensimon arrived at 7:37PM

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 reported Gladstone has completed the Annual Financial Report and Tax Preparation. The Budget Committee for the 2019 budget was formed consisting of Mark Leber, Dan Bensimon and Uri Mond.

Management Report

Management reviewed the Accounts Receivable Report and any collection updates. Management reviewed work order status, violation activity and home painting schedules and completed maintenance activities. Management reported the Brin residence at 7542 Martinique is under contract to be sold as soon as issues are resolved. Two homes were painted in June, 7507 Andorra and 7493 Andorra. One home is scheduled to be painted in July 7474 Andorra. Tree trimming has commenced and should be completed by June 20th.

Architectural Reviews and Approvals

Mirzoeff & Berkowitz, 7553 Martinique pending. Awaiting new blueprints showing exit door in approved location after meeting with contractor and Management. Location was also reviewed with neighbor, Jean Cohen, and approved.

Old Business

Contractor found to install “French drain” at 7474 Andorra.

New Business

Proposals reviewed for street repairs and sealcoating. Funds from capital contingency reserve will be used to cover costs.

MOTION.....

Motion made by Rotem to approve the AllCounty Bid for Sealing and Asphalt repairs for the amount \$ XXXXXXXXXX...seconded by Uri.

All in FAVOR...**MOTION PASSED.**

Rotem left the meeting at 8:02 PM.

Recommendations from Gladstone, our accounting firm, were reviewed.

MOTION

Motion made by Dan to have a review conducted by Gladstone at the cost of \$XXXX instead of compilation for next year and to research the cost to have a reserve study done...seconded by Chaim

All in FAVOR... **MOTION PASSED.**

Bids from new fence company were reviewed and discussed. Funds from capital contingency reserve will be used to cover costs.

MOTION

Motion made by Chaim to approve the fence bids submitted by RNJ Fencing for 7385 Dominico (\$XXXX), 7405 Dominico (\$XXXX), 7474 Andorra (\$XXXX), and 7598 Martinique (\$XXXX)...seconded by Dan.

All in FAVOR...**MOTION PASSED.**

The bid from AFM for pressure cleaning front fencing of homes at \$XXX per linear foot and a bid to paint mailboxes for \$XXeach were reviewed. The Board decided not paint mailboxes at this time. It was decided to pressure clean front fences on Andorra for homes that have been painted and/or scheduled for painting in the coming months

MOTION

Chaim motioned to adjourn the meeting at 8:25 PM and it was seconded by Uri.

All were in FAVOR... **MOTION PASSED...**

Meeting adjourned.

**The next scheduled Board of Directors Meeting will be held
On Tuesday, July 16, 2019 at 7:30 PM
at Sugar Sand Park on Military Trail**