

**CAPTIVA PROPERTY OWNERS ASSOC., INC.  
BOARD OF DIRECTORS MEETING  
SUGAR SAND PARK  
TUESDAY, MAY 19, 2009 7:00 PM**

**Called to Order:** 7:08 PM

**Board Members in Attendance:** Sue Andron, Mark Leber, Marty Deiser, Debbie Scelza, Sandy Lassoff, Doug Cohen: Leor Skoczylas was absent with notice

**Review of Previous Board Minutes** – Marty motions to accept both sets of the April 21, 2009 Minutes as submitted; Debbie seconds and all are in favor

**Treasurer's Report** – Money Market Account has [REDACTED] and Operating Account has [REDACTED] Note [REDACTED] of Money Market Account is for Trees. Further discussion of Finances to occur later in Meeting.

**Paving Streets and Walkway** – Sue mentions that there are areas of the Parking Lot and streets that are deteriorating – Marty to walk with Sue and determine any potential areas of repair

**Mailboxes:** Discussion held - Mark Leber to check Contractor's work list and verify repairs and then submit revised list to Mailbox World for proposal.

**Trees:** Dave to meet with Gardening Angel on Wed. May 20<sup>th</sup> to go over placement of trees on properties – Gardening Angel to then call Florida No-Cuts to mark Utilities and Cable lines prior to installation of new trees - Marty reports that there is Ganaderma in Lot 17 & 18 trees – Top Cut to be contacted for evaluation and proposal for replacement: also Top Cut to provide proposal for Hurricane Trimming of Trees

**Sprinklers:** Marty has spoken to Igal regarding the Sprinkler Maintenance for entire property – Areas of concern are Andorra Place, Lot 25 and Common Area on Guadeloupe and Andorra next to Lot 2 – also Lot 62 is brown

**Pest Control:** Dave to e-mail Leor and Sue the names and phone numbers of the Pest Control Contractors in order to set up Meeting to discuss treatments.

**ARB Committee:** No Issues

**Fencing:** No Issues

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**Landscaping -** Front Entrance Pressure-washed and Painted; West side Light Fixture is not working.

**Pool/Tennis Court/  
Playground Area:** Sue and Marty to check Parking Lot for any other repairs

- Old Business:**
- a) Update on Foreclosures/Liens/Financials – Discussion held: Detailed analysis of A/R given to Board – 10 Day Letters sent with expiration dates of May 25<sup>th</sup> and May 29<sup>th</sup>. Lot 83 not served correctly (again) – Sue mentions that this was the reason that Captiva changed Attorneys approx 1 year ago. Issue with Post-dated Checks discussed in relation to the Amended Documents' Late Charge stipulation – Sandy motions that the Board waive Late Charges for any Owners that have submitted Post-dated Checks to the Management Company for the remainder of 2009; Debbie seconds the motion and all are in favor.
  - b) Towing Contract – Discussion held about Towing Contract – Contract to be signed with further discussion to be held at next Meeting.
  - c) Resignation of Marty Deiser – Marty offers his resignation effective immediately in order to accept Property Manager position – Marty nominates Doug for Treasurer – all in favor. Teri Kaluris requested to join Board to take Marty's position- all in favor.

- New Business:**
- a) Lot 52 – Drainage Issue – Discussion held: Sue offers documentation from PBC Code Enforcement that there are no Violations as a result of the landscaping work she has done – Board determines that no action is warranted and that the issue is closed.

Marty motions to adjourn the Meeting at 8:15 PM; Debbie seconds and all are in favor

**The next Board Meeting will be held on June 16, 2009  
at 7:00 PM at Sugar Sand Park**