

**CAPTIVA PROPERTY OWNERS ASSOC., INC.**  
**BOARD MEETING**  
**MINUTES**  
**May 17, 2016**

Jeff called meeting to order at 7:41 PM.

Board Quorum present at “Call to Order” included Mark Leber, Rotem Carmel, Jeff Baum, Jonathan Rosman and Chaim Hackner.

**Review of Previous Board Minutes:**

**MOTION....**Rotem motioned to accept the April 19, 2016 Board Minutes and seconded by Jonathan..... **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 the YE compilation and review was completed from Gladstone. The Board approved the compilation as submitted and signed the forms required for Gladstone to proceed with the tax preparation.

**Management Report**

Management reviewed the Accounts Receivable updates and legal updates. Management reviewed any sales and rental activity. Management reviewed work order status, violation activity, home painting schedules and other completed maintenance activities. Management reviewed cost of the Associations insurance renewal which was less than the budgeted amount.

**Old Business**

Mark Leber presented a plan and proposal for the front entrance lighting. The Board felt the amount of the expenditure discussed was too high and requested alternatives.

**New Business**

The Board requested Management to purchase two additional benches for the playground area. Management will make arrangement to secure.

The Board requested that Management contact Gable Marbella Apartments and the Boca Del Mar Association regarding the lack of tree trimming to the palms on the perimeter of Captiva's east side bordering the Gable Marbella apartment complex. The palms along the perimeter have not been trimmed and are causing debris problems to adjacent resident's rear yards and pools as well as damage to the Captiva fences.

Complaints received from neighbors of the rental property at 22354 Guadeloupe Street were addressed. Management was instructed to write a letter to the landlord, Alex Skoczylas and copy the renter, Nancy Galati..

Management also reviewed the landscaping that was installed by the renter at the Levy residence at 22344 Guadeloupe Street without Association approval. Management was directed to write a letter to the landlord and copy the renter Michelle Hazziza.

**MOTION ...** Jonathan motioned to adjourn meeting at 8:10 PM and seconded by Jeff.  
**ALL IN FAVOR... MOTION PASSED..... Meeting adjourned.**

**The next scheduled meeting IF REQUIRED will be held  
On Tuesday, June 21, 2016 at 7:30 PM  
at Sugar Sand Park Community Center off Military Trail**