

CAPTIVA PROPERTY OWNERS ASSOC., INC.
BOARD MEETING
May 16, 2017

Management called the meeting to order at 7:40 PM.

Board Quorum present at "Call to Order" included Mark Leber, Chaim Hackner, Jonathan Rosman and Rotem Carmel.

Review of Previous Board Minutes:

Rotem motioned to accept the minutes of the April 4, 2017 Board Meeting as submitted. Jonathan 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 will remit the required tax forms to the IRS.

Management Report

Management reviewed the Accounts Receivable updates and collection updates. Management reviewed upcoming rentals and sale activity. New one year lease at 7460 Andorra Place was approved. Management reviewed work order status, violation activity, home painting schedules and other completed maintenance activities.

Old Business

The bid from Area Landscaping to renovate the front entrance at the northwest corner of Andorra where the ficus tree was removed was reviewed. The plan calls for the renovation to follow a similar pattern as the southeast corner.

MOTION

A motion was made to approve the Area Landscape Services, Inc. proposal to install plants at the front instance where the Ficus tree was removed for the amount of \$XXXX.

Motion made by Jonathan and seconded by Rotem. **All in Favor... MOTION PASSED.**

Management reported that the concrete header curb at the entranceway has been completed by Five Star Paving. The letter written to the resident at 7574 Martinique Blvd regarding the condition of the property was reviewed as well as the residents reply. Management will follow up on compliance. Community tree trimming will commence in the first week of June by Duffy's Tree Service. Appropriate signs will be posted. TD Bank reports that they are still awaiting the final signature required for the new bank signature cards.

New Business

Management reviewed an issue regarding replacing the fence between 22360 and 22380 Dorado Dr. The owner of 22380 installed several Traveler Palms that have now grown to a size that is causing damage to the fence. The home is under contract and schedule to close in June. The issue must be resolved prior to the closing. The Board decided to have the Association attorney document the issue and tell the owner of 22360 that the palms must be removed at the owner's expense and that he must disclose the issue to the new buyer. It was decided by the Board that if the owner has the palms removed that the Association will replace the fence at Association expense. Management will secure bid son both and take the appropriate actions to resolve.

Management presented the insurance renewal applications.

MOTION

Motion made to approve the Wells Fargo Insurance package that was submitted for the amount of \$XXXX.

Motion made by Rotem and seconded by Jonathan.

All in Favor...MOTION PASSED

The schedule for the remaining 2017 Board Meetings was reviewed as well as the scheduled Annual Meeting date to assure there was not a conflict with Holiday schedules.

MOTION

Rotem motions to adjourn the meeting at 8:17 PM and it was seconded by Jonathan.

All in Favor... Meeting adjourned.

**Next scheduled Meeting will be held
On Tuesday, June 20, 2017 at 7:30 PM
at Sugar Sand Park Community Center off Military Trail**