

**CAPTIVA PROPERTY OWNERS ASSOC., INC.**  
**BOARD MEETING**  
**MINUTES**  
**November 15, 2016**

Meeting to order at 7:38 PM

Board Quorum present at “Call to Order” included Mark Leber via skype, Rotem Carmel, Tova Hocherman and Chaim Hackner.

**Review of Previous Board Minutes:**

Rotem motioned to accept the July 19, 2016 minutes. Motion seconded by Tova.  
**All in Favor....MOTION PASSED.**

Tova motioned to accept the November 1, 2016 Budget meeting minutes. Motion seconded by Rotem.  
**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 Report**

Management reviewed the Accounts Receivable updates and collection updates. Management reviewed work order status, violation activity, home painting schedules and other completed maintenance activities. Management reported that the repair of the pool leak will commence on November 21<sup>st</sup>. The pool will be closed for 3-4 days for the repair. Two homes are scheduled for painting in Novembers which will complete the 2016 painting schedule.

Jonathan Rosman arrived at 7:45 PM.

**Old Business**

The Board discussed and reviewed the specs for the new mailbox replacements to be used if a complete new mail box is required. The mailbox is available from Lowes and the approx. cost of \$XXX is significantly less that ordering the current design from the manufacturer for \$XXX. The new mailbox will be installed shortly and be evaluated by the community. After evaluation we will discuss the future direction to be taken for damaged or lost mailboxes.

**MOTION**

**Motion made to approve the black mailbox which was presented at the meeting (from Lowes) to replace Jonathan Rosman's mailbox.**

Motion made by Rotem and seconded by Chaim.

**All in Favor... MOTION PASSED.**

**New Business**

A bid to remove the dead royal palm at 22355 Guadeloupe Street was reviewed by the Board.

**MOTION**

**Motion made to approve bid to remove Royal Palm tree and to grind the stump from the yard at 22355 Guadeloupe for the amount of \$XXX.XX.**

Motion made by Rotem and seconded by Tova.

**All in Favor... MOTION PASSED.**

A discussion was held by the Board regarding accumulated trash and construction debris in the rear yard at 7488 Andorra Place. Various options were discussed and the Board decided to notify the owner in writing of the situation with a deadline date or legal action may be taken. Management was instructed to write the letter giving the owner 10 day to rectify the violations.

**MOTION**

**Rotem motions to adjourn the meeting at 8:02 and it was seconded by Chaim.**

**All in Favor... Meeting adjourned.**

**Next scheduled Meeting will be the Annual Members Meeting held  
On Tuesday, December 20, 2016 at 7:00 PM  
at Sugar Sand Park Community Center off Military Trail**