

**CAPTIVA PROPERTY OWNERS ASSOC., INC.**  
**BOARD MEETING**  
**October 17, 2017**

Tova called the meeting to order at 7:34 PM and it was seconded by Mark.

Board Quorum present at “Call to Order” included Mark Leber, Tova Hocherman, Rotem Carmel, and Avi Hochman.

**Review of Previous Board Minutes:**

**MOTION**

Tova motioned to accept the minutes of the August 15, 2017 Board Meeting as submitted. Avi seconded. All in Favor....**MOTION PASSED**

Chaim Hackner arrived at 7:38 PM.

Judah Beck arrived at 7:39 PM.

**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. Mark Leber presented the 2018 Budget draft and discussed the 2018 assessment. The Board discussed the hurricane expenses and the impact on the “contingency” fund. Several options to replenish the fund were discussed among the Board and they decided to pass a special assessment of \$10 per month for one year to replenish the fund over the coming year. This will bring the total assessment due each month for 2018 to \$270 per month.

**MOTION**

**Motion made to approve the 2018 Budget with an assessment of \$260.00 a month per lot.**

Motion made by Rotem and seconded by Avi.

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

**MOTION**

**Motion made to pass a Hurricane Irma assessment of \$10.00 a month for 12 months for each lot.**

Motion made by Chaim and seconded by Judah.

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

## **Management Report**

Management reviewed the Accounts Receivable updates and collection updates. Management reviewed upcoming rentals and sale activity. Sale of Davis/Grant residence at 22311 Guadeloupe Street closed on August 28, 2017.

Management reviewed work order status, violation activity, home painting schedules and other completed maintenance activities. Management reported that they are still tracking the open violations at 7574 Martinique Blvd and that the owner committed to closure in the upcoming month.

## **MOTION**

**Motion made to approve the Area Landscape Services, Inc. bid of \$540.00 to mulch the front entrance.**

Motion made by Tova and seconded by Avi.  
All in Favor...**MOTION PASSED.**

## **MOTION**

**Motion made to approve the conversion of the garage by the owner of 22355 Guadeloupe Street into rooms per the plans presented at the meeting. Resident also requested the moving of the fence which the Board approved providing an ARC is supplied.**

Motion made by Chaim and seconded by Tova.  
All in Favor...**MOTION PASSED.**

## **Old Business**

Board decided to contact the owner of 7425 Dominico regarding the installation of the hedge required along the fence perimeter..

## **New Business**

The First Notice for the Annual Meeting was presented and approved. Management reminded the Board that there were four terms on the current Board expiring at the end of 2017 and asked each Board Member whose term was expiring to consider submitting a candidate form for the upcoming Board of Directors election.

## **MOTION**

**Chaim motioned to adjourn the meeting at 8:19 PM and it was seconded by Avi. All were in Favor... Meeting adjourned.**

**The next scheduled Board Meeting will be held  
On Tuesday, November 21, 2017 at 7:30 PM  
at Sugar Sand Park Community Center off Military Trail**