

**CAPTIVA PROPERTY OWNERS ASSOC., INC.
BOARD OF DIRECTORS MEETING
SUGAR SAND PARK
TUESDAY, SEPTEMBER 15, 2009**

Meeting called to order with a quorum of the Board present at 7:11PM
Board members present: Sue Andron, Doug Cohen, Teri Kaluris, Sandy Lassoﬀ ,
Debbie Scelza and Leor Skoczylas

Review of Previous Board Minutes:

Sue motions to accept August 18, 2009 minutes as presented. Seconded by Leor with correction to spelling of Teri's first name.
All were in favor...**PASSED**

Treasurer's Report

Money Market Account has [REDACTED] Operating Account has [REDACTED] h checks currently outstanding totaling [REDACTED]

Management Report

Management reported on status of the following items..... Collections, accounts receivables, work orders, violation report, mail box repairs, update on attorney matters. Rental rules were clarified. Management reported that the damaged tiles at the pool had been replaced and that management was in the process of obtaining bids for the cabana restrooms. Management reported that the tree trimming has been completed, the semi-annual ficus white fly spray was completed by the new pest control company AAA Pest control, mail box repairs were started, all violations with the exception of one were resolved, and that the records were turned over to complete the 2008 Financial Statements and tax returns. Discussions were also held regarding the renewal of the ComCast Bulk Cable Agreement proposal and it was agreed that Mark Leber would take the lead in negotiations. A single driveway color (Chowder) for future driveway staining requests was discussed and agreed on. Management distributed a letter received from the South Florida Water Management District regarding the District's position on the Lot 52 drainage problem that stated that they "do not have any plans or design of the previously constructed drainage systems." A follow up phone call was made to Hamid Azizi at the District regarding the required elevation, if any, for the swale maintenance. He was unable to provide any guidance but stated that the runoff of accumulated water that was observed by the District after recent rainfalls was well within the 48 hours required by the District guidelines. He also stated that no further action was required by any party by the District and no violation would be forthcoming by the District. Mr Neuhausel was not present at the meeting for further discussion regarding his decision not to sign the agreement that he previously agreed to sign at the Board Meeting in August. The issue, therefore, was closed with no further action to be taken by the Association regarding his letter to the Board dated July 8, 2009. The date for the Budget Committee meeting to draft the 2010 budget was set as Tuesday, September 22nd at Doug Cohen's residence

MOTIONS

A. Driveway Graffiti Lot 83

Motion made to authorize the Association, as required by the Association Documents, to clean the graffiti from the driveway at 7507 Andorra Place (Lot 83) and to assess the owner any costs incurred by the Association. Motion made by Sue and seconded by Doug. All in favor...**PASSED**

B. Stucco Painting Lot 83

Motion made to assess the owner of Lot 83 the costs incurred by the Association to repaint the stucco surface of the front of the residence at 7507 Andorra Place as required by the Association Documents. The costs incurred were \$227.71 as invoiced by Paint King. Motion made by Sue, seconded by Leor, all in favor...**PASSED**

C. Driveway Stain Color

Motion made to approve the color "Chowder" as the only approved color for any future driveway staining requests. Motion made by Sandy, seconded by Sue. All in favor....
PASSED

Doug motions to adjourn the Meeting at 8:24 PM; Leor seconds and all are in favor.

**The next Board Meeting will be held at Sugar Sand Park
on September 15, 2009, at 7:00 PM**