

**CAPTIVA PROPERTY OWNERS ASSOC., INC.  
BOARD OF DIRECTORS MEETING  
7529 Martinique Blvd.**

**MINUTES  
SEPTEMBER 28, 2010**

Meeting called to order at 7:32PM by Mark and seconded by Sue.  
Board Quorum present at "Call to Order" included Sue Andron, Mark Leber, Teri Kaluris. Sandy Lassoff, Debbie Scelza and Doug Cohen..

**Review of Previous Board Minutes:**

Sue motions to **accept the August 17, 2010 BOD minutes.** Seconded by Teri

**All in FAVOR...PASSED.**

**Treasurer's Report**

Money Market Account has [REDACTED] Operating Account has [REDACTED] er no checks currently outstanding. Net cash available [REDACTED]

**Management Report**

Management discussed accounts receivables status. Management updated the Board on open legal matters. Status of work orders, violations, mailbox repairs, and an update on projects was discussed. A continuing review of the vandalism at the pool, playground and front entrance was discussed. Tree trimming/removal was completed except for removal of stumps and other maintenance items were reviewed. Management discussed the replacement of mailboxes by the Association in light of the cost of replacing the upgraded design. (see motion below)

Board Member Leor Skoczylas arrived at 8:00 PM.

**Old Business**

Budget Committee presented proposed 2011 budget and discussed options with Board. Board will vote on final budget at October Meeting. Annual Meeting date, mailing schedule and budget schedule presented by Management Company and approved by Board. Proposal for new street signs presented by Beautification Committee. Committee will have additional details for October Meeting. The Compliance Committee proposed a restriction to leasing that will require a new amendment. The proposed amendment and approval requirements were discussed. (See motions below). Boca Del Mar Improvement Meeting discussed.... Mark to attend meeting and report back to Board.

## New Business

See motions below

## Motions

1. **Motion made that the Association will only be responsible to replace mailboxes with the basic/standard type of mailboxes in the future. The Homeowners will be responsible to pay for any additional cost (difference in price) for an upgraded type of mailboxes.**

Motion made by Doug and seconded by Sue... ..

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

2. **Motion made that all ficus hedges planted in the front yards of homes that are not in front of a fence must be maintained at a maximum height of 4 ft.**

Motion made by Sue and seconded by Teri...

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

3. **Motion made to require all new homeowners to own their residences for a minimum of one year before the owners are permitted to lease their residence. Solid Rock is to contact attorneys to prepare the required legal documents necessary to vote on the amendment via a written consent form by the membership as provided in the Captiva Documents.**

Motion made by Sandy and seconded by Sue.

**All in Favor: Sue, Teri, Sandy, and Debbie  
All Opposed: Doug, Mark, and Leor**

**Motion.... PASSED. (Four votes to three)**

**The next Board Meeting will be held at the SUGAR SAND PARK  
Tuesday, October 19, 2010 at 7:30 PM.**

**This will also be the 2011 Budget Approval Meeting  
Notice to membership to be provided at front entrance**