

CAPTIVA PROPERTY OWNERS ASSOC., INC.
BOARD MEETING
MINUTES
September 11, 2014

Meeting called to order at 7:03 PM

Meeting held at the Andron Residence at 7529 Martinique Blvd.

Board Quorum present at "Call to Order" included Sue Andron, Mark Leber, Jeff Baum Tova Hocherman, and Alex Sloczylas.

Review of Previous Board Minutes:

MOTION:

Sue motions to accept the Aug. 19, 2014 Board Meeting minutes. Seconded by Tova. 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 and Treasurer will coordinate 2015 Budget workshop meeting to be held in early October. Management will provide the QuickBook files required to the Treasurer to prepare draft of budget worksheet.

Management Report

Management reviewed the Accounts Receivable Report with the Board. Management updated the Board on legal collection actions. Management reviewed sales and pending sales and rental activity. Management reviewed work order status, violation activity, house painting schedules and other maintenance activities. Management reported that the tree trimming was complete but that there were five additional trees to be removed for various reasons. A bid from Branch Managers Tree Service was presented to the Board.

MOTION

Motion made to accept the bid to remove five additional trees by Branch Managers for \$3195.00.

Motion made by Sue and seconded by Tova.

All in Favor...MOTION PASSED.

Management presented an ARC received from the Carmel's at 7474 Andorra Place to add additional bedrooms to their home. ARC Committee discussed plans and approved the plans as submitted contingent on a faux garage door with a minimum of 12 inches between the window perimeter and the garage door. ARC Committee suggested approval of the ARC to the Board.

MOTION

Motion made to accept the ARC request submitted by Rotem Carmel at 7474 Andorra to add two windows to the garage area and a faux garage door.

Motion made by Jeff and seconded by Alex.

All in Favor...MOTION PASSED.

Old Business

New paint colors were available for this meeting. The ARC Committee presented the four new color combinations to the Board. The five existing color combinations can also continue to be selected, however, the trim and stucco colors may no longer be reversed. The garage door and the front door of the home must now be the same color as the trim. The new color combinations were documented in a Color Combination Book prepared by Management. There was discussion as a result of the floor being opened to resident, Daniel Sheinbein. Daniel questioned why a blue trim color previously approved last year by the ARC was omitted from the color combinations submitted for approval. The ARC Committee decided review the color again. The resident was instructed to paint a large area with the blue color and a meeting of the ARC will be held to review when the paint board was ready.. The Board decided to vote on the nine combinations presented with the understanding that an additional combination may be added at a later date. A six month deadline was established to make the decision whether the blue color should be included in the new color combinations at a later date

MOTION

Motion made to approve the new paint color selections as submitted by the ARC committee and documented in the Captiva Color Combination Book.

Motion made by Sue and seconded by Alex.

All present in Favor...(Jeff Baum left prior to motion).... MOTION PASSED.

Sue motions to adjourn the meeting at 8:21. Mark seconded. All in Favor....Passed!

**The next Board Meeting will be the 2015 Budget and Board Meeting to be held on
Tues. Oct 21, 2014 at 7:30 PM at 7529 Martinique Blvd.**

Management will post the require 14 day notice at the entrances to the Community.