

CAPTIVA PROPERTY OWNERS ASSOC., INC.
BOARD MEETING
Sugar Sand Park
September 17, 2019
7:30 PM

Matt called the meeting to order at 7:40 PM and Avi seconded the motion.

Board present at “Call to Order” included Avi Hochman, Mark Leber, Chaim Hackner and Matt Weisman.

Approve Minutes

Avi motioned to accept the minutes of both the July 16, 2019 and August 20, 2019 Captiva Board Meetings as submitted...Chaim seconded...All In Favor...**MOTION PASSED.**

Dan Bensimon arrived.

Treasurer’s Report

The treasurer’s report was presented by Management. The report reflected the balances of the Association and that sufficient funds are available for Association business expenses.

The Budget Committee for the 2020 budget presented the budget recommendations for the Association’s 2020 budget. The profit and loss reports for the current year were reviewed and the contractual requirements for 2020 were also presented. The Board discussed the requirement and the necessity of raising the assessment for the membership in 2020. After considering the options presented the Board decided that to be fiscally responsible the assessment will need to be \$285.00 per home per month in 2020. The final assessment amount will be voted on at the Budget Meeting on October 28th after the required 14 day notice to the membership required by State Statute will be posted.

Management Report

Management reviewed the Accounts Receivable Report and any collection updates. Management reviewed work order status, violation activity and home painting schedules and completed maintenance activities. Management reported one home under contract 7558 Slowick to Bensmihen. Management reported one rental application in process for 7529 Martinique, Epstein/Bilger to Elias. One home was painted in July, 7474 Andorra and one home was painted in August, 7465 Andorra.

The violation letter mailed to the resident at 7409 Andorra Place was discussed and the Board decided that although the violation was justified in the future the initial letter regarding this type of violation will be amended.

Matt Weisbaum left at 8:00PM

Committee Reports

The Board decided that due to budget constraints, future pressure of the front fences would be done in the timeframe of the next time the home is painted.

The tennis courts will be pressure washed in the coming week at a price of XXXXXX by Fast Dry Courts.

Architectural Reviews

Motion made by Chaim to approve the ARC plans submitted by Dan Oppenheimer at 7313 Andorra to install a new walkway...seconded by Avi.

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

Old Business

Management reported that the road repairs and application of sealant was completed.. The striping of the roads is scheduled in the coming week..

New Business

Reserve study estimates submitted by J.R. Frazer, Inc and Expert Inspections were reviewed. The Board decided to not contract either firm for a reserve study at this time.

New SWA trash receptacles and the storage requirements of the same were discussed. Management was directed to distribute flyers highlighting the requirements for storing the new receptacles to all residents and the number they can call at SWA if special assistance is needed for these receptacles

Avi motioned to adjourn meeting at 8:38PM and Chaim seconded.

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

**The next scheduled Board of Directors (Budget) Meeting will be held
On Monday, October 28, 2019 at 7:30 PM
at 7465 Andorra Place in Captiva**