

**CAPTIVA PROPERTY OWNERS ASSOC., INC.**  
**BOARD MEETING**  
**Sugar Sand Park**  
**January 17, 2023**  
**7:30 PM**

Yitz Frid called the meeting to order at 7:35PM.

Board Quorum present at "Call to Order" Yitz Frid,  
David Schneider, Mike Kazinec, Chaim Hackner and Dan Skoczylas.

**MOTION to Approve Minutes**

Yitz Frid motioned to accept the minutes of the November 15, 2022 meeting, the December 13, 2022 Annual Meeting and the December 13, 2022 Organizational Meeting as submitted. Dan Skoczylas seconded. All in Favor....**MOTION PASSED.**

**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.

**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 that since the last meeting two new leases were approved by the Board. 7586 Andorra, Solomon Kanes to Kevin and Kira Rhine and 22300 Guadeloupe, Eli Buzaglo to Dor and May Elbaz. Management reported that two homes were painted in January 2023, 7537 and 7529 Martinique. One mailbox at 7530 Andorra was replaced but was reimbursed to the Association by Fed Ex.

**Committee Reports...**

Fencing... There were six work orders completed by RNJ Fencing in the month of December. Landscaping...new landscape company, Podder Landscaping started in January.

**Architectural Review**

None

**Old Business...**

Management reported that the letter received and reviewed at the last meeting from FPL regarding upgrading the lighting in Captiva to new LED fixtures was sent in error. The fixtures were already upgraded and no further action is required.

Bids were reviewed for tree trimming to trim back trees overhanging the property from Boca Lago and approaching the roof of 7633 Martinique that was requested by the owner Pesach Louis at the last meeting. Two bids were reviewed. Monster Tree Service for \$XXXXXX and Hillaire Tree Service for \$XXXXXX. The second bid was for a less extensive cutback. The Board discussed both bids and discussed attempts made by Management to contact the Board of Boca Lago and the President that resulted in no return calls or emails. After a lengthy discussion the Board decided that the cost of the trimming was not an Association responsibility but rather that of the owner. The Board felt the issue was between the owner of the residence and Boca Lago.

Dan Bensimon arrived at the meeting at 8 PM.

### **New Business**

The Board reviewed a request made by the owners of 22355 Guadeloupe Street to be reimbursed for water invoices received from the Boca Raton Water Department that were excessive. The large volume of water that was used in the time period was due to an irrigation break on the property outside of their fence line that was not discovered until after the invoices were received. The leaks were repaired by Aqua Pro and Management prepared a letter for the residents to present to the Water Company requesting consideration of reducing the amount due by the break. The residents had not yet heard back from the Water Company regarding an account credit but were told by the Water Company that if a credit was applied the most that would be considered was \$XXXXXX.

### **MOTION**

Dan Skocyzlas made a motion to reimburse the Bensimons at 22355 Guadeloupe for \$XXXXXX due to break in water line based on the premise that the water company will credit the remaining balance of \$XXXXXX. Yitz Frid seconded.

All in FAVOR: Yitz Frid, Chaim Hackner, Mike Kazinec, David Schneider and Dan Sloczylas. Dan Bensimon abstained from voting.

**MOTION PASSED.**

Chaim Hackner asked the Board to consider abolishing the practice of replacing mailboxes as an Association expense. After considerable discussion, the Board decided that more information was required to discuss the issue. Management was asked to compile a list of costs incurred and the number of mailboxes replaced for the next meeting.

### **MOTION**

Chaim Hackner motioned to adjourn the meeting at 8:20 PM and it was seconded by Yitz Frid.

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

**The next scheduled Board Meeting will be held  
On Tuesday, February 21, 2023 at 7:30 PM  
at Sugar Sand Park on Military Trail**

**CAPTIVA PROPERTY OWNERS ASSOC., INC.**  
**BOARD MEETING**  
**Sugar Sand Park**  
**February 21, 2023**  
**7:30 PM**

Yitzi Kessock called the meeting to order at 7:33 PM.

Board Quorum present at "Call to Order" Yitzi Kessock,  
David Schneider, Chaim Hackner and Dan Skoczylas.

**MOTION to Approve Minutes**

Chaim Hackner motioned to accept the minutes of the January 17, 2023 meeting as submitted.  
Dan Skoczylas seconded. All in Favor....**MOTION PASSED.**

Dan Bensimon arrived at 7:36 PM.

**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.

**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 that two homes were painted in January 2023, 7537 and 7529 Martinique and two were scheduled for February 7545 and 7553 Martinique.

**Committee Reports...**

Fencing... There are six open work orders to be completed by RNJ Fencing in the month of February/March. Landscaping...new landscape company, Podder Landscaping started in January. The lock on the tennis court was repaired by CK Lock. New grate type fence material ordered for playground entrance to prevent admittance without a key .

**Architectural Review**

None

### **Old Business ...**

Management reviewed the mailbox repair survey requested at the January meeting.

### **New Business**

Approval of request received from Robert Ringelheim to erect a tent in the pool parking lot on March 6 and 7<sup>th</sup>.. Management requested that during the vent guests should not use the Captiva restroom facilities.

### **MOTION**

Dan Skocyzlas made a motion to ratify the board approval that was conducted via email to allow Robert Ringleheim to erect a tent in the pool parking lot on March 6 and March 7, 2023. Tent must be erected to leave room for emergency vehicles to be able to enter poll area and residents and to prevent a safety problem , especially in the evening hours, guests using the tent should not use the restroom facilities in the pool area. David Schneider seconded.

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

### **MOTION**

Yitzi Kessock motioned to adjourn the meeting at 8:09 PM and it was seconded by Chaim Hackner.

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

**The next scheduled Board Meeting will be held  
On Tuesday, March 21, 2023 at 7:30 PM  
at Sugar Sand Park on Military Trail**

**CAPTIVA PROPERTY OWNERS ASSOC., INC.**  
**BOARD MEETING**  
**Sugar Sand Park**  
**March 21, 2023**  
**7:30 PM**

Yitzi Kessock called the meeting to order at 7:44 PM.

Board Quorum present at “Call to Order” Yitzi Kessock and Yitz Frid via telephone, David Schneider, and Chaim Hackner were present in person..

**MOTION to Approve Minutes**

Yitzi Kessock motioned to accept the minutes of the February 21, 2023 meeting as submitted. Chaim Hackner seconded. All in Favor....**MOTION PASSED.**

**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. Management reported that all required items for the Annual Review were delivered to Gladstone Accounting firm. .

**Management Report**

Management reviewed the Accounts Receivable Report and any collection updates. One home was approved for rental, 22295 Guadeloupe Street, Goldwasser to Yetnikoff. Management reviewed work order status, violation activity and home painting schedules and completed maintenance activities.

**MOTION**

Yitz Frid made a motion to approve rental of 22295 Guadeloupe to Yetnikoff. Yitzi Kessock seconded.

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

**Committee Reports...**

Fencing: Open work orders were completed by RNJ Fencing.

Recreation: New grate type fence material installed on playground entrance to prevent admittance without a key. Repairs to pool equipment enclosure and pool chairs completed.

Landscaping: Tree inventory completed by Management. Walkthrough with Duffy scheduled.

## **Architectural Reviews**

### **7313 Andorra, Dan Oppenheimer, new pool installation**

#### **MOTION**

Chaim Hackner made a motion to ratify email vote to approve the Oppenheimer's ARC to build a pool at 7313 Andorra Place. Yitzi Kessock seconded.

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

### **7591 Andorra Place, Eliminate front gate and fencing...**

#### **MOTION**

David Schneider made a motion to approve the ARC to allow the Feldmans at 7591 Andorra Place to take down the Captiva gate and fence in the front yards at 7591 Andorra Place. Gate must be returned to Association fence contractor for use in future gate replacement. Board also stipulated that any new homeowner must install a Captiva type gate and fence at their expense if they want the association to maintain. Yitzi Kessock seconded.

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

#### **Old Business ...**

None

#### **New Business**

Management reported that website is now operational. Host system updated and domain name renewed for three years. Board approved using DataEze (Mark Leber) for future website support and maintenance.

#### **MOTION**

Chaim Hackner motioned to adjourn the meeting at 8:06 PM and it was seconded by David Schneider.

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

**The next scheduled Board Meeting will be held  
On Tuesday, April 18, 2023 at 7:30 PM  
at Sugar Sand Park on Military Trail**

**CAPTIVA PROPERTY OWNERS ASSOC., INC.**  
**BOARD MEETING**  
**Sugar Sand Park**  
**April 18, 2023**  
**7:30 PM**

Yitzi Kessock called the meeting to order at 7:37 PM.

Board Quorum present at “Call to Order” Yitzi Kessock via telephone, Yitz Frid David Schneider, and Chaim Hackner were present in person.

**MOTION to Approve Minutes**

Yitz Frid motioned to accept the minutes of the March 21, 2023 meeting as submitted. Chaim Hackner seconded. All in Favor....**MOTION PASSED.**

**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.

Management reported that all required items for the Annual Review were delivered to Gladstone Accounting firm and they were awaiting draft. To be distributed by email when received.

**Management Report**

Management reviewed the Accounts Receivable Report and any collection updates. Management reviewed work order status, violation activity and completed maintenance activities.

Painting schedule ...three scheduled 7558, 7569, and 7561 Martinique in April/May...one was completed by Hartzell paint company, 7425 Andorra. .... Resident was reimbursed for the normal cost of painting a two-story home in Captiva (\$XXXX) as agreed to by the Board.

**Committee Reports...**

Mailboxes ...one new mailbox installed

Beautification/Landscaping....tree inventory completed. One bid received from Duffy’s for \$XXXXXX with inadequate details. Management was instructed to get an additional bid.

Fencing: Seven work orders are scheduled by RNJ Fencing in the coming month.

Recreation: New pool pump required. Installed by American Pool. Also had to replace several circuit boards in equipment VacPak enclosure that were burned out by the pool pump shorting out. Tennis court inspected by Tennis Company and found to be in excellent shape. No repairs or cleaning required at this time.

**Architectural Reviews**

None

**Old Business ...**

None

**New Business**

Discussion was held regarding replacing pool furniture. Management will research costs ....

**MOTION**

Yitzi Kessock motioned to adjourn the meeting at 8:03 PM and it was seconded by Chaim Hackner.

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

**The next scheduled Board Meeting will be held  
On Tuesday, May 16, 2023 at 7:30 PM  
at Sugar Sand Park on Military Trail**



**CAPTIVA PROPERTY OWNERS ASSOC., INC.**  
**BOARD MEETING**  
**Sugar Sand Park**  
**Tuesday May 16, 2023**  
**7:30 PM**

Yitzi Kessock called the meeting to order at 7:34PM.

Board Quorum present at "Call to Order" Yitzi Kessock, Yitz Frid, David Schneider, Dan Bensimon and Dan Skoczylas.

**MOTION to Approve Minutes**

Yitzi Kessock motioned to accept the minutes of the April 18, 2023 meeting. Yiti Frid seconded. All in Favor...**MOTION PASSED.**

**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.

Management reported that the draft of the Annual Review that was sent to all Board Members via email was approved.

**MOTION**

Yitzi Kessock motioned to approve the Tower Hill Property & Liability, Philadelphia D&O and Crime, CNA Workers Comp and the Liability insurances for a total of \$XXXXXX. Yitz Frid seconded. All in Favor...**MOTION PASSED.**

**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 that two homes were painted in May, 7566 and 7577 Martinique Blvd.

Management reported that a new lease was received for the rental of 7480 Martinique Blvd from Yitzi & Shira Kessock to Shalom & Sara Leah Blatter.

**MOTION**

Yitz Frid made a motion to approve the rental application for 7480 Martinique to the Blatters. Dan Skoczylas seconded. All in FAVOR, Yitzi Kessock abstained: ...**MOTION PASSED.**

**Committee Reports...**

### **Beautification and Landscaping**

Management reviewed the proposals received from Duffy's Tree Service and Monster Tree Service with the Board.

### **MOTION**

Yitz Frid made a motion to approve the Monster Tree Trimming Bid for \$XXXXXX and to also approve the \$XXXXXX option for the association to share the expense residents, Blisko, Jeremias, D. Oppenheimer, and Agronin to remove two trees at 22335 Guadeloupe. Dan Skoczylas seconded.

All in FAVOR: ...**MOTION PASSED.**

### **Fencing**

Two work orders are scheduled for May. Awaiting gates from RNJ Fencing.

### **Pool, Tennis & Recreational/Playground.**

Management reviewed several options for securing new pool furniture and the accompanying proposals.

### **MOTION**

Yitzi Kessock made a motion to approve the Your Patio Store pool furniture proposal for 6 chaise lounge chairs with pillows, 3 end tables, 3 umbrella stands and 3 umbrellas with canvas tops. Yitz Frid seconded.

All in FAVOR: ...**MOTION PASSED**

### **Architectural Review**

The architectural request received from the Oppenheimer's at 22360 Guadeloupe was reviewed.

### **MOTION**

Yitz Frid motioned to approve the ARC submitted by the Oppenheimers at 22360 Guadeloupe Street to add additional rooms to second floor. Yitzi Kessock seconded.

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

### **MOTION**

Yitzi Kessock motioned to adjourn the meeting at 8:33 PM and it was seconded by Yitz Frid.

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

**The next scheduled Board Meeting will be held  
On Tuesday, June 20, 2023 at 7:30 PM  
at Sugar Sand Park on Military Trail**

**CAPTIVA PROPERTY OWNERS ASSOC., INC.**  
**BOARD MEETING**  
**Sugar Sand Park**  
**Tuesday July 18 , 2023**  
**7:30 PM**

Yitzi Kessock called the meeting to order at 7:36 PM.

Board Quorum present at “Call to Order” Yitzi Kessock by phone,  
David Schneider, Chaim Hackner and Dan Skoczylas.

**MOTION to Approve Minutes**

Yitzi Kessock motioned to accept the minutes of the May 16,2023 meeting. Dan Skoczylas seconded. All in Favor...**MOTION PASSED.**

**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.

**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 that two homes were painted in June, 7550 and 7574 Martinique Blvd. Two scheduled for July 7585 and 7582 Martinique. Rentals ...one new rental application to be reviewed, Lisa Bensmihen to the Beneda Family.7590 Martinique.

**MOTION**

Yitzi Kessock made a motion to approve the rental application for 7590 Martinique to the Beneda family. Chaim Hackner seconded.

All in FAVOR, ...**MOTION PASSED.**

**Committee Reports...**

**Beautification and Landscaping**

Annual tree trimming completed. Working with landscaping company to improve trimming and mowing requirements.

### **Fencing**

Five open work orders in process. .

### **Pool, Tennis & Recreational/Playground.**

Chaises and tables delivered. Umbrellas and stands will be delivered in eight weeks.

### **Architectural Review**

None

### **Old Business**

Board decided not to purchase tennis court bench after reviewing bids.

### **New Business**

Management discussed new requirement to post agendas 48 hours prior to Board Meetings. The Board decided to post the agendas on the Captiva POA website rather than purchase additional bulletin boards. The Board also requested posting maintenance schedules on the website for mowing, trimming, irrigation wet checks and fertilization applications. Management will make arrangements for these items.

Budget Committee for 2024 budget was addressed.

### **MOTION**

Chaim Hackner motioned to adjourn the meeting at 8:11PM and it was seconded by Yitzi Kessock.

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

**The next scheduled Board Meeting will be held  
On Tuesday, August 15, 2023 at 7:30 PM  
at Sugar Sand Park on Military Trail**

**CAPTIVA PROPERTY OWNERS ASSOC., INC.**  
**BOARD MEETING**  
**Sugar Sand Park**  
**Tuesday September 19, 2023**  
**7:30 PM**

Meeting called the meeting to order at 7:43 PM.

Board Quorum present at “Call to Order” Yitz Frid,  
David Schneider, Chaim Hackner and Mike Kazinec.

**MOTION to Approve Minutes**

Chaim Hackner motioned to accept the minutes of the July 18, 2023 meeting. Yitz Frid 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.

**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 the sale of two homes. 7521 Martinique Blvd. Neuhausal to Rice and 7625 Martinique Blvd. Ayala 68 LLC to Jews of the Circle, Inc. Management reported that two homes were painted in August 7585 and 7582 Martinique. There are two homes scheduled to be painted in September.

**Committee Reports...**

**Beautification and Landscaping**

**Fencing**

Seven work orders completed by RNJ fencing since the last meeting.

### **Pool, Tennis & Recreational/Playground.**

The umbrellas, stands and pillows were delivered to accompany the chaises and tables previously delivered.

### **Architectural Review**

Chaim Hackner made a motion to approve the ARC for new colored shingles at 22360 Guadeloupe. Yitz Frid seconded.

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

### **Old Business**

Association Web site, *captivapoa*, has been updated to include Board Meeting agendas 48 hours in advance of a Board Meeting to meet the new State Statute and the website now also includes maintenance schedules dates under upcoming events.

### **New Business**

The Association has opened new bank accounts at Chase Bank. The TD Bank accounts will be closed and the balances will be transferred to the Chase accounts once all outstanding items have cleared.

The preliminary draft of the 2024 Captiva Budget submitted by the Budget Committee was reviewed and will be updated for approval at the October Board/Budget Meeting on October 17<sup>th</sup>.

### **MOTION**

Yitz Frid motioned to adjourn the meeting at 8:19 PM and it was seconded by Dan Bensimon.

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

**The next scheduled Board Meeting will be a Budget Meeting held  
On Tuesday, October 17, 2023 at 7:30 PM  
at Sugar Sand Park on Military Trail**

**CAPTIVA PROPERTY OWNERS ASSOC., INC.**  
**BOARD MEETING**  
**Sugar Sand Park**  
**Tuesday October 17, 2023**  
**7:30 PM**

Yitzi Kessock called the meeting to order at 7:37 PM.

Board Quorum present at “Call to Order” Yitzi Kessock, Yitz Frid, David Schneider, Chaim Hackner and Mike Kazinec.

**MOTION to Approve Minutes**

Yitzi Kessock motioned to accept the minutes of the Sept. 19, 2023 meeting. Chaim Hackner seconded. All in Favor...**MOTION PASSED.**

Dan Bensimon arrived at 7:50 PM.

**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. Management presented the accounts receivable report as well.

Management presented the updated final draft of the 2024 Captiva Budget. The budget maintains the current level of services at the same monthly assessment amount of \$250 for 2024.

**MOTION**

Chaim Hackner motioned to approve the proposed Captiva 2024 budget as presented. Yitzi Kessock seconded.

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

**Management Report**

There were no new sales or rentals since the last meeting. All work orders presented to Management have been completed.

### **Committee Reports...**

Beautification and Landscaping ....installed new circuit breaker box and new lighting at the front entrance. Fencing.....Six work orders for fencing have been scheduled with RNJ Fencing in the coming month.

Pool, Tennis Court and Playground..... new chemical feeder installed at pool .

### **Architectural Review**

None

### **Old Business**

None

### **New Business**

Opened new Association bank accounts at Chase bank. Accounts at TD Bank were closed and funds have been transferred to the appropriate accounts.

Management presented a bid received from Weissing Construction to repair damage done to roundabouts and reset and repair loose pavers on the pool deck as well as installing new brick at tennis court entrance.

### **MOTION**

Yitz Frid motioned to accept the Andrew Weissing, Inc. bid of \$XXXXXX to remove and reset cul de sac pavers at the Andorra west cul de sac, to remove and re install broken pavers on the pool deck and at the tennis court entrance. Yitzi Kessock seconded.

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

Management reviewed the "First Notice of Annual Meeting " with the Board that is to be mailed to all residents on October 25th.

### **MOTION**

Yitzi Kessock motioned to adjourn the meeting at 8:05 PM and it was seconded by Yitz Frid.

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

**The next scheduled Board Meeting will be a Budget Meeting held  
On Tuesday, November 21, 2023 at 7:30 PM  
at Sugar Sand Park on Military Trail**



**CAPTIVA PROPERTY OWNERS ASSOC., INC.  
ANNUAL MEMBERS MEETING  
SUGAR SAND PARK**

**Tuesday, December 19, 2023**

The Meeting was called to order by Yitzi Kessock, President of the Association at 7:08 PM.

The Management Company welcomed residents and presented proof of notice of the Annual Meeting.

There were 10 signed in members present. There were 44 members represented by proxy. Total members represented 54. The number of members required for a quorum is 32. The Management Company confirmed a quorum was present in person and by proxy.

**NEW BUSINESS**

Yitzi Kessock, President, presented a report regarding the State of the Association. Yitzi also presented the Treasurers report and the balances for the Association accounts.

**ELECTION**

With no other business to transact, the membership was presented with the names of the four candidates that had submitted their desire to be Directors, Dan Bensimon, Yitz Frid, Chaim Hackner, and Yitzi Kessock. The floor was opened for additional nominations. There were no additional nominations brought forward from the floor. Since there were four seats open for the Board and four candidates, no election was required and the four candidates were named to the Board. The four directors were elected for a two-year term (2024 and 2025).

Yitzi made a motion to adjourn and Yitz seconded. All in FAVOR...MOTION PASSED. The Member's Meeting was adjourned at 7:15 PM.

**CAPTIVA PROPERTY OWNERS ASSOC., INC.  
ORGANIZATIONAL BOARD MEETING  
SUGAR SAND PARK**

**Tuesday, December 19, 2023**

The Organizational Meeting to nominate Officers was called to order at 7:16 PM

**MOTIONS**

A motion was made by Yitzchak Kessock to elect the following officers for 2023.

President.....Yitzchak Kessock  
Vice President.....Yitz Frid  
Treasurer.....Dan Bensimon  
Secretary.....Daniel Skoczylas

The other three Board members are Directors...

Chaim Hackner  
Michael Kazinec  
David Schneider

The motion was seconded by Yitz Frid.

The motion was approved by all five Directors present.

All Officers will hold their positions until the next Annual Meeting.

The Organizational Meeting was adjourned at 7:17 PM

The next Board meeting will be held on Tuesday, January 16, 2024.