

CAPTIVA PROPERTY OWNERS ASSOC., INC.
BOARD MEETING
Sugar Sand Park
January 28, 2020
7:30 PM

Avi called the meeting to order at 7:39 PM and seconded by Uri .

Board Quorum present at “Call to Order” included Dan Oppenheimer, Chaim Hackner, Uriel Mond, Avi Hochman and Matt Weisbaum.

Motion to Approve Minutes

Avi motioned to accept the minutes of the November 19, 2019 Board Meeting as submitted. Chaim seconded. All in Favor....**MOTION PASSED.**

Matt motioned to accept the minutes of the December 17, 2019 Annual Meeting as submitted. Chaim seconded. All in Favor....**MOTION PASSED.**

Avi motioned to accept the minutes of the December 17, 2019 Organizational Meeting as submitted. Uri seconded. All in Favor....**MOTION PASSED.**

Dan Bensimon arrived at 7:52PM

Avi Hochman left at 7:54 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 reported they are working with Gladstone Accountants to prepare the items required for the Annual Review.

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 Romero residence at 7488 Andorra Place has been rented and all required deposits and fees have been collected. Two homes will be painted in January, 7400 Andorra and 7479 Andorra.

Architectural Reviews and Approvals

None

Old Business

Bank signature cards were prepared and need to be signed by the Board and returned to TD Bank.

Board Certification Forms were prepared and need to be signed by all Board members.

New Business

The Board discussed the requirement for cancelling the ComCast contract and decided to wait until next year to write the formal letter required by contract that will stop any automatic renewal.

Discussed moving the fence at 7313 Andorra Place align the fence with the official survey and property line. The fence is currently in an incorrect position. The move will require the removal of landscaping and the erecting a NEW fence since the old fence is not movable in its current state. Management will work with vendors to secure the required bids to remove the landscaping and move the fence.

The Board briefly discussed a letter received from two residents regarding the appearance of Captiva and the lack of enforcement to the Rules and Regulations. The Board tabled the discussion until the February Meeting since the letter was not received in time to allow a detailed review.

Resident made the Board aware of violations of rules by renters at 7529 Martinique Blvd., specifically parking on the grass and trash not being placed in proper receptacles. Management will inspect and notify renters and landlord accordingly.

MOTION

Uri motioned to adjourn the meeting at 8:09 PM and it was seconded by Chaim. All were in FAVOR... **MOTION PASSED...**

Meeting adjourned.

**The next scheduled Board of Directors Meeting will be held
On Tuesday, February 18, 2020 at 7:30 PM
at Sugar Sand Park on Military Trail**

CAPTIVA PROPERTY OWNERS ASSOC., INC.
BOARD MEETING
Sugar Sand Park
February 18, 2020
7:30 PM

Chaim called the meeting to order at 7:35 PM and Uri seconded .

Board Quorum present at “Call to Order” included Chaim Hackner, Avi Hochman, Uriel Mond and Dan Oppenheimer.

Motion to Approve Minutes

Chaim motioned to accept the minutes of the January 28, 2020 Board Meeting as submitted. Avi seconded. All in Favor....**MOTION PASSED.**

Dan Bensimon arrived at 7:41PM

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 they are preparing deliverables to be sent to Gladstone Accounting for 2019 Review.

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. One home required a new mailbox installation at 22344 Guadeloupe Street. Two homes are scheduled for painting, 7420 Andorra Place and 7391 Andorra Place.

Architectural Reviews and Approvals

An architectural request from The Rice residence at 7420 Andorra Place to remove the three oak trees in front of their home was reviewed. After discussion the Board decided that an ARC was not required since the trees in question were on the owner’s property and were planted by a previous owner not the Association. The owner would be notified they may remove the trees but it will be at their expense.

MOTION

Motion made by Chaim to allow the homeowners at 7420 Andorra Place to remove their 3 oak trees at their own expense...seconded by Avi.
All in FAVOR... **MOTION PASSED.**

Old Business

The letter received from Sheila Firestone and Sandy Lassoff at the previous Board Meeting was discussed with Sheila and Sandy who were both present at the meeting. The consensus was that the Board was aware of many of the items highlighted in the letter and had previously ruled that the items required funding that was not currently available. It also made Sheila aware that some of the items would require either the formation of a Fining Committee and/or changes to the Captiva filed Documents which would require a majority vote of the entire Community.

New Business

Bids for moving the fence at 7313 Andorra Place and remove Areca palm were reviewed.

MOTION

A motion was made by Avi Hochman and seconded by Chaim Hackner to approve the relocation of the fence at 7313 Andorra per the survey and to remove the tree in the back yard. The homeowners have agreed to contribute \$XXXXX (\$XXXXX for tree removal and \$XXXXX towards moving the fence) towards the Association's expense of \$XXXXX for this project.. All in Favor....**MOTION PASSED** (Dan Oppenheimer recused himself from the voting on the motion)

Other fencing bids were reviewed.

MOTION

A motion was made by Chaim Hackner to approve the fencing bids from RNJ Fencing for 7558 Andorra (\$XXXXX) 7550 Martinique (\$XXXXX), 22341 Guadeloupe (\$XXXXX) and 7507 Andorra (\$XXXXX)... seconded by Uri.
All in Favor....**MOTION PASSED**

A request was made by Chana Opoczynski, who was present at the meeting, to deviate from the approved colors for combination # 5 by changing the front door color to French Roast and the trim color to Dover White.

MOTION

Motion made by Chaim to allow the color change option for selection #5 on the paint chart to Dover White instead of Egret White and to allow the front door to be painted French Roast...seconded by Dan Oppenheimer. All in FAVOR...**MOTION PASSED.**

Avi motioned to adjourn the meeting at 8:23PM and it was seconded by Chaim.
All were in FAVOR... **MOTION PASSED...**

**The next scheduled Board of Directors Meeting will be held
On Tuesday, March 17, 2020 at 7:30 PM
at Sugar Sand Park on Military Trail**

**CAPTIVA PROPERTY OWNERS ASSOC., INC.
BUDGET/BOARD MEETING**

**Captiva Pool
October 18, 2020
4:00 PM**

Dan called the meeting to order at 4:10 PM.

Board Quorum present at “Call to Order” included Chaim Hackner, Avi Hochman, Uriel Mond, Matt Weisbaum and Dan Oppenheimer.

Motion to Approve Minutes

Chaim motioned to accept the minutes of the February 18, 2020 Board Meeting as submitted. Uri 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 and rental and sales in the Community.

Old Business

MOTION

Motion made by Chaim to ratify all actions and decisions due to EPA for Captiva due to the pandemic...seconded by Matt.

Dan abstained. Remaining four board members in FAVOR... **MOTION PASSED.**

New Business

Management presented and reviewed the draft of the 2021 proposed budget prepared by the Budget Committee. The budget presented assumed discontinuing the ComCast Bulk cable Agreement on the end date of May 2021 and setting the assessment at \$285 for 2021 to replace depleted operating reserve funds that are nearly depleted. Management also presented the Board with a 2021 budget that reflected renegotiating the ComCast Bulk Agreement with a start date of January 2021 as an option. The board discussed both options at length. The Board decided to adopt the 2021 budget proposed by the Committee but lowering the assessment to \$265 per month from June to December 2021 unless a better deal could be obtained from ComCast..

MOTION

A motion made by Dan to pass the proposed 2021 Captiva budget without the inclusion of ComCast after the May end date and decreasing the monthly assessment to \$265.00 from June to December of 2021 contingent on not reaching a better deal with Comcast. If a new agreement is reached with ComCast the new 2021 assessment will be \$285.00... seconded by Avi.

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

MOTION

A motion was made by Chaim to delay the Annual Members Meeting and election of new Directors until March due to the pandemic restrictions. The current Board will remain in place until the Annual meeting in March...seconded by Dan

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

MOTION

Motion made by Avi to split the cost of \$XXXXXX with the homeowner at 22351 Guadeloupe to remove a Royal Palm that presents a danger to the homeowner and residents of the area ...seconded by Uri. All in FAVOR...**MOTION PASSED.**

Uri motioned to adjourn the meeting at 4:57 PM and it was seconded by Dan.

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

The next scheduled Board of Directors Meeting date and time will be decided in the future based on the Covid restrictions currently in place