

CAPTIVA PROPERTY OWNERS ASSOC., INC.
Sugar Sand Park
August 17, 2021
7:30 PM

Dan called the meeting to order at 7:31 PM.

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

Motion to Approve Minutes

Dan motioned to accept the minutes of the October 18, 2020 Board Budget Meeting as submitted. Uri seconded. All in Favor....**MOTION PASSED.**

Chaim Hackner arrived at 7:33PM

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.

Steven Rappaport, Counsel, representing Sachs, Sax a & Caplan reviewed the suggested rental amendment wording he proposed to exempt certain acquisition of properties by the Association, or conveyance or transfers of deeds of current residents by trusts, , inheritance, divorce etc. He also addressed the various methods available to the Captiva residents per the Association documents to vote on the amendment. Steven then addressed the new laws adopted on July 1, 2021 in regards to HOAs and “grandfathering” and amendment voting. A general discussion ensued and questions were answered regarding rental restrictions allowed by Statute and Fair Labor laws. Steven will research the items raised and the process for amending the Declaration and get back to the Board for further evaluation on how to proceed.

Dan Bensimon arrived at 8:06 PM

Old Business

Management updated the Board concerning the tree at 7549 Andorra Place that was scheduled to be removed by Duffys and the open items needed for resolution.

New Business

MOTION

A motion was made by Avi to approve the playground mulch bid from Mulching Solutions for \$XXXXXX.... seconded by Uri

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

BUDGET COMMITTEE

Management asked for volunteers for the 2022 Budget Committee. Dan Oppenheimer and Uri Mond volunteered to serve on the committee. Initial Meeting will be scheduled for first week in October. Management will work on a draft of the budget to be presented at the meeting.

Management reminded the Board that due to cancellation of the election in 2020 due to Covid that all seven Board seats will be up for election this year at the Annual Meeting tentatively scheduled for Dec. 21, 2021. The terms, one or two years, will be determined by the number of votes received by the nominees.

MOTION

Avi motioned to adjourn the meeting at 8:42 PM and it was seconded by Matt. All were in FAVOR... **MOTION PASSED...**

**The next scheduled Board of Directors Meeting tentatively
scheduled for October 19, 2021**

CAPTIVA PROPERTY OWNERS ASSOC., INC.
Sugar Sand Park
October 19, 2021/ 2022 Budget Meeting
7:30 PM

Avi called the meeting to order at 7:32 PM.

Board Quorum present at "Call to Order" included Avi Hochman, Uriel Mond, Rotem Carmel and Dan Oppenheimer.

Motion to Approve Minutes

Uriel motioned to accept the minutes of the August 17, 2021 Board Meeting as submitted. Dan seconded. All in Favor....**MOTION PASSED.**

Chaim Hackner arrived at 7:37PM

Dan Bensimon arrived at 7:44PM

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.

New Business:

Management presented and reviewed the draft of the 2022 proposed budget prepared by the Budget Committee. The board decided to approve the 2022 budget as presented which lowered the assessment to \$250.00 a month.

MOTION

A motion was made by Avi to pass the proposed Captiva 2022 budget decreasing the monthly assessment to \$250.00 a month....seconded by Chaim.

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 and rental and sales in the Community.

New Business:

MOTION

A motion was made by Avi to approve the ARC submitted for 7600 Andorra Place to build an office and porch...seconded by Chaim.

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

MOTION

A motion was made by Avi to approve the ARC for 22324 Guadeloupe St. for a garage conversion...seconded by Rotem.

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

Old Business:

A motion was made by Avi to approve and ratify the attached motions that were done on the internet due to the emergency state of the Covid Pandemic...seconded by Dan.

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

MOTION

Rotem motioned to adjourn the meeting at 8:13 PM and it was seconded by Avi.
All were in FAVOR... **MOTION PASSED...**

**The next scheduled Board of Directors Meeting
Scheduled for November 16, 2021
at Sugar Sand Park**

Items for ratification

Motions approved electronically by Board during Covid restrictions:

Pool Pump Replacement

Tennis Court Resurfacing

Ficus Trees Removal Tennis Court

Additional trim items in recreation area and removal of black olive (Duffys contract)

Approval of Financial Review Package from Gladstone

Recreation area restrictions for Covid/Enable Pool Reservation System

Non-renewal of ComCast bulk Cable Contract

Retain Current Board through 2021

Architectural Approvals

Caplan7563 AndorraInstall perimeter Fence and Landscaping

Caplan7563 Andorra.....Install Hurricane Windows

Caplan7563 AndorraConvert Garage to room

Caplan7563 Andorra....Expand Driveway (Pavers) and install walkway pavers

Oppenheimer...22360 Guadeloupe...Additions to second story on non-zero lot line

Wolk...22314 Guadeloupe.....Demolish existing pool, erect new pool and pavers

Bar Chaim ...7497 Largo.....move exiting fence forward on property

Bar Chaim ...7497 Largo.....lower fence height required by county, install landscaping

Lenchus....22304 Guadeloupereplace rear sliding door with hurricane door

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

Tuesday, December 21, 2021

The Meeting was called to order by Steven Rappaport, Counsel for the Association, at 7:09 PM. Steven also moderated the meeting.

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

There were 16 signed in members and their spouses present. There were 70 members represented by proxy. Total members represented 86. The number of members required for a quorum is 32. The Management Company and Counsel affirmed a quorum was present in person and by proxy.

NEW BUSINESS

Dan Oppenheimer, President, presented a report regarding the State of the Association. Dan 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 nine candidates that had submitted their desire to be Directors, Dan Bensimon, Rotem Carmel, Yitz Frid, Chaim Hackner, Avi Hochman, Yitzi Kessock, Uri Mond, Avi Oppenheimer and Dan Oppenheimer.. The floor was opened for additional nominations. Three additional nomination were received, Dan Skoczylas, Mike Kazinec, and David Schneider. No other nominations were brought forward. Since there were twelve candidates running for seven positions an election was required. Ballots were distributed, completed and counted under the supervision of Counsel. The results were as follows; The four Candidates receiving the highest vote counts were Dan Bensimon, Yitz Frid, Chaim Hackner and Yitzi Kessock. These four directors were elected for a two year term (2022 to 2024) The other three candidates elected for a one year term (2022 to 2023) were, Mike Kazinec, David Schneider and Dan Skoczylas.

Due to time constraints the Organizational Meeting was postponed to a later date to be decided.

The Members Meeting was adjourned at 8:46 PM.

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

Tuesday, December 31, 2021

The Organizational Meeting to nominate Officers for 2022 resulted in the following motion.

MOTIONS

A motion was made by Yitz Frid to elect the following officers for 2022.

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 approved by all seven Directors.

The Board also decided that all the Board Members may be check signers in 2022 if desired.

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

The next Board meeting will be held on Tuesday, January 18, 2022.