

CAPTIVA PROPERTY OWNERS ASSOC., INC.
BOARD MEETING
Sugar Sand Park
January 18, 2022
7:30 PM

Yitzi Kessock called the meeting to order at 7:32 PM.

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

MOTION to Ratify Officers

Yitzi Kessock motioned to ratify the election of the following Officers:
Yitzi Kessock-President, Yitz Frid-Vice President, Dan Bensimon-Treasurer and Daniel Skoczylas-Secretary. Yitz Frid seconded.
All In Favor...**MOTION PASSED.**

MOTION to Approve Minutes

Yitzi motioned to accept both the minutes of the December 21, 2021 Annual Members Meeting and the January 4, 2022 Organizational Meeting as submitted .Chaim 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 2021 Review.

A detailed review by line item of the 2022 Captiva Budget was distributed and reviewed by Management at the request of the new Board. Inquiries regarding specific line items were discussed. Management also reviewed the responsibilities of the Officers at the request of the Board.

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.

Management presented a rental application received from David Stern to rent the residence of Willy Lieberman at 7510 Martinique Blvd.

Management also requested the Board ratify the rental by Ilam Gerlitz from Alex Skpczylas for the residence at 22354 Guadeloupe Street. That was previously approved virtually by the Board.

MOTION

Motion made by Yitzi to ratify the approval of the rental application submitted by Gerlitz for 22354 Guadeloupe and approve the rental application submitted by Stern at 7510 Martinique. David seconded.

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

Management reviewed the current policies in place for tree removals and tree trimming at the request of the Board.

Two bids were presented for the removal and stump grinding of an areca palm that has knocked over the fence in between 7561 Martinique Blvd and 7569 Martinique Blvd. and was creating a hazardous condition. Bids were received from Hillaire Tree service acquired by Management for \$XXXXXX and Hawks Landscaping for \$XXXXXX that submitted by the owner.

MOTION

Motion was made by Chaim and to approve the \$XXXXXX bid received by Management for Hillaire Tree Service for removal and stump grinding. Yitzi seconded the motion.

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

Management presented a request by the owner of 22385 Dorado Drive to be reimbursed for the removal and stump grinding of three trees in his rear yard that he had removed since they were pushing over the fence between his residence and the playground.

MOTION

Motion made by Yitzi for Management to conduct a virtual vote via email to approve or disapprove the associated expense to remove and stump grind the three trees. The resident was instructed to submit an invoice for the work performed to Management that will be distributed to the Board via email. The invoice will be paid by the Association to the vendor if approved. Dan seconded ...

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

Two bids to replace the pool heater were presented to the Board. The first bid was submitted by American Pools for a Rheem heater 140K BTUs. The bid totaled \$XXXXX. The bid included a two year warranty for labor and a seven year warranty on parts. The bid did not include any costs associated with any electrical or plumbing changes required by the new heater.

The second bid was submitted by Discount Pool heating for a Gulfstream heater 142K BTUs. The bid totaled \$XXXXX. The bid included a five year extended warranty for labor and a ten year warranty on parts. The bid included the cost of any labor and materials associated with the installation. Since the bid was submitted via pictures sent by Management of the current heater and the site, the Board decided to request an onsite visit by the vendor to confirm the price of the bid. Once the visit takes place and the bid is confirmed the Board will decide on the appropriate action and timetable to replace the heater.

Management collected the signed "Board Certification" forms from all the Board members present at the meeting.

MOTION

Chaim motioned to adjourn the meeting at 9:07PM and it was seconded by Mike. All were in Favor... **MOTION PASSED...**

**The next scheduled Board of Directors Meeting will be held
On Tuesday, February 15, 2022 at 7:30 PM
at Sugar Sand Park on Military Trail**

CAPTIVA PROPERTY OWNERS ASSOC., INC.
BOARD MEETING
Sugar Sand Park
February 15, 2022
7:30 PM

Yitzi Kessock called the meeting to order at 7:32 PM.

Board Quorum present at “Call to Order” included Chaim Hackner, Yitzi Kessock, David Schneider and Dan Bensimon (present via speaker phone).

MOTION to Approve Minutes

Yitzi motioned to accept both the minutes of the January 18, 2022 Meeting as submitted. .Chaim seconded. All in Favor....**MOTION PASSED.**

Dan Bensimon arrived at 7:54PM.

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 have delivered the requested items to Gladstone Accounting for 2021 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 7558 Martinique Blvd. Captiva was reimbursed for the cost of the replacement by the person that knocked it down.

PaintingTwo homes were completed in January, 7370 Andorra Place and 22314 Guadeloupe Street. Two homes are scheduled for painting in February, 22301 Guadeloupe Street and 7385 Dominico Street.

Management reported that the new pool heater has been installed and is up and running.

Old Businessnone

New Business

The letter received from the resident Rotem Carmel at 7474 Andorra Place regarding parking by renters at 7488 Andorra Place was discussed and the options available to the Board to resolve the situation. Management reported that a contract with City Towing was renewed.

MOTION

Motion made by Yitzi before a vehicle is authorized to be towed the entire board must unanimously approve the towing of the vehicle. Seconded by Chaim

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

MOTION

Yitzi motioned to adjourn the meeting at 8:20 PM and it was seconded by Dan. All were in Favor... **MOTION PASSED...**

**The next scheduled Board of Directors Meeting will be held
On Tuesday, March 15, 2022 at 7:30 PM
at Sugar Sand Park on Military Trail**

CAPTIVA PROPERTY OWNERS ASSOC., INC.
BOARD MEETING
Sugar Sand Park
April 12, 2022
7:30 PM

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

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

MOTION to Approve Minutes

Yitz Frid motioned to accept the minutes of the February 2022 Meeting as submitted.
.David Schneider 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 they have delivered the requested items to Gladstone Accounting for 2021 Review and is working on finalizing report with Gladstone..

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.

PaintingTwo homes were completed in March, 7425 Dominico Street and 7521 Martinique Blvd. Two homes are scheduled for April. 22364 Guadeloupe Street and 7385 Dominico.

A request was received from Maximo Smolarcik, 22380 Dorado to move up the painting of his home scheduled in June 2024 to June 2022 due to the completion of the addition to the home. He has agreed to pay the Association for the additional costs due to the increase in square footage. The Board agreed to the change in schedule date.

Old Business ...

a) The Board was notified of the passing of the renter at 7488 Andorra Place and that the land lord will be resubmitting a new lease application at the end of April. Management informed the Board that any application for lease must include ALL residents on the new lease application.. The Board will decide on the approval or disapproval of the new lease once it is submitted.

New Business

MOTION

A Motion was made by Yitzi Kessock to approve the bid from Eugene Fulmore for \$XXXXXX to replace approx. 24 dwarf ixora plants in the front boxes and mulch the entire entrance area.. Seconded by Yitz Frid. .
All in Favor...**MOTION PASSED**

Management will research pricing on the replacement of the bougainvillea tree that died and was removed at the front entrance.

MOTION

A Motion was made by Yitz Frid to approve the bid form Luciano Azeredo to pressure clean the pool deck and the cabana walls for \$XXXXXX. Seconded by Yitzi Kessock.
All in Favor... **MOTION PASSED.**

Management presented bids received form Duffy's tree service for \$XXXXXX and Monster Trees Service for \$XXXXXX to remove the large black olive at 7549 Andorra Place which presents a wind storm danger to surrounding homes.

MOTION

Motion made by Yitz Frid to approve the Monster Tree bid of \$XXXXXX to remove the large Black Olive tree at 7549 Andorra Place. Seconded by Yitzi Kessock.
All in Favor... **MOTION PASSED**

Management presented bids to remove three ficus trees and stump grind roots at pool parking lot due to intrusion of root systems into surrounding water, pool and irrigation systems. The bids were from Duffys \$XXXXXX, Monster Tree Service \$XXXXXX and Hillaire Tree Service for \$XXXXXX. After discussion the Board decided to secure one additional bid from Hugo Tree Service at the suggestion of Yitz Frid. No decision made at this time

Management presented two bids for the Annual Community Tree Trimming from Duffy's \$XXXXXX and Monster Tree Service \$XXXXXX. The Board decided to secure an additional bid from HugoTree Service as well. No decision made at this time.

MOTION

Yitzi Kessock motioned to adjourn the meeting at 8:13 PM and it was seconded by Yitz Frid .
All were in Favor... **MOTION PASSED...**

**The next scheduled Board of Directors Meeting will be held
On Tuesday, May 17, 2022 at 7:30 PM
at Sugar Sand Park on Military Trail**

CAPTIVA PROPERTY OWNERS ASSOC., INC.
BOARD MEETING
Sugar Sand Park
July 19, 2022
7:30 PM

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

Board Quorum present at “Call to Order”

David Schneider, Yitz Frid, Chaim Hackner and Mike Kazinec.

MOTION to Approve Minutes

Yitz Frid motioned to accept the minutes of the April 12, 2022 Meeting as submitted.

David Schneider seconded. All in Favor....**MOTION PASSED.**

MOTION to Ratify motions previously approved by email

A motion was made by Yitz Frid to ratify the approved motions attached to the agenda.....Mike Kazinec 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 Gladstone Accounting completed the 2021 Annual Review and Tax returns.

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 the HOA insurance has been bound through USI Insurance. The insurance premiums were within the budgeted amount for 2022. Management reviewed the sales and rental activities since the last meeting

Painting Six homes were painted since the April meeting. One home is scheduled for August..

The front entrance landscaping has been refurbished and mulched. The ficus trees around the pool parking lot were removed per bid by Monster Tree Service, The large black olive tree at 7549 has also been removed per bid by Monster \tree Service.

Duffy's Tree Service bid for the annual hurricane tree trimming was approved within budget. The tree trimming will be completed in July.

Fencing....Seven open work orders to replace fencing and gates are pending and will be completed in the July/August timeframe.

Pool, Tennis and Recreation area....The deck, cabana walls and wood fence enclosure were pressure cleaned. Locks and hinges on gates were replaced to satisfy insurance requirements. New sign replaced to comply with County pool requirements Irrigation and water lines were restored and rerouted after stump grinding. All are in good working order.

One ARC was approved for 7313 Andorra Place to enclose patio and add a breakfast nook.

Old Business ...

The Board addressed the resident that asked for clarification regarding the approval process to reserve common areas.

New Business

Management asked for volunteers for the 2023 Budget Committee. Management also reviewed with the Board the additional sign needed at the pool with the updated Captiva rules. It was decided that the new sign verbiage will be approved via email after distribution by Management.

MOTION

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

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

**The next scheduled Board of Directors Meeting will be held
On Tuesday, August 16, 2022 at 7:30 PM
at Sugar Sand Park on Military Trail**

CAPTIVA PROPERTY OWNERS ASSOC., INC.
BOARD MEETING
Sugar Sand Park
September 20, 2022
7:30 PM

Yitzi Kessock called the meeting to order at 7:35 PM.

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

MOTION to Approve Minutes

Chaim Hackner motioned to accept the minutes of the July 19, 2022 Meeting as submitted. Yitz Frid seconded. All in Favor....**MOTION PASSED.**

MOTION

Yitzi Kessock made a motion to hire Podders Landscaping & GM Inc. with a 2-3 year contract for \$XXXXXX annually effective Jan 1, 2023 or sooner if the current Fulmore Landscaping defaults. Chaim Hackner seconded
All in Favor...**MOTION PASSED.**

The proposed 2023 Captiva Budget was presented to the Board by Management and line items were discussed. Questions regarding the budget were addressed. The budget presented would result in a \$250 monthly assessment per home for 2023.

MOTION

Yitzi Kessock made a motion to approve the 2023 Captiva budget as presented with the contingency that any surplus money be applied to the reserve account. Yitz 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 Gladstone Accounting completed the 2021 Annual Review and Tax returns.

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.

Painting One home was painted since the last meeting. One home is scheduled for October.

Sales.....Three homes closed since the last meeting:
7391 Andorra PlaceOpoczynski to Mamann & Agronin
22324 Guadeloupe StreetHerman & Black to Yehuda Reich
22370 Guadeloupe StreetAronin to Pickholtz

Fencing...Seven open work orders to replace fencing and gates were completed.

Large Black Olive tree at 7549 Andorra was removed by Monster Tree Service.

Pool, Tennis and Recreation area....The deck, cabana walls and wood fence enclosure

Architectural Review

MOTION

Chaim Hackner made a motion to approve the ARC submitted by Dov Pickholtz at 22370 Guadeloupe to convert garage, enclose atrium with roof, replace existing fence with white fence, and to paint the exterior. Yitz Frid seconded.
All in Favor... **MOTION PASSED.**

Old Business ...

None

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New Business

None

MOTION

Chaim Hackner motioned to adjourn the meeting at 8:16 PM and it was seconded by Yitz Frid.

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

**Due to the upcoming holiday schedule in October, the next scheduled Board of Directors Meeting will be held
On Tuesday, November 15, 2022 at 7:30 PM
at Sugar Sand Park on Military Trail**

CAPTIVA PROPERTY OWNERS ASSOC., INC.
BOARD MEETING
Sugar Sand Park
November 15, 2022
7:30 PM

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

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

MOTION to Approve Minutes

Yitzi Kessock motioned to accept the minutes of the September 20, 2022 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..

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.

Fencing...Six open work orders scheduled for December

Painting7510 Martinique completed... two homes scheduled for November 7530 1nd 7542 Martinique'

One mailbox replaced...7549 Andorra

Sales.....none

Rentals....7586 Andorra PlaceKanes to Rhineawaiting application and fees

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Pool, Tennis and Recreation area...all items complete....

Architectural Review

MOTION

Yitzi Kessock made a motion to approve the ARC submitted by 7425 Andorra Place to erect an in-ground basketball hoop in the front yard contingent upon the end of rim of the hoop to be within the property lines and that the homeowner will secure all county required building permits and inspections. The owner will be responsible for all maintenance regarding the structure.

Yes Votes: Yitzi Kessock, Chaim Hackner, Dan Bensimon, David Schneider
No Vote: Dan Skoczylas

Old Business ...

None

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New Business

None

MOTION

Yitzi Kessock motioned to adjourn the meeting at 8:32 PM and it was seconded by Dan Skoczylas.

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

**The next scheduled Meeting will be the Annual Members Meeting held
On Tuesday, December 13, 2022 at 7:00 PM
at Sugar Sand Park on Military Trail**

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

Tuesday, December 13, 2022

The Meeting was called to order by Yitzi Kessock, President of the Association at 7:05 PM.

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

There were 11 signed in members present. There were 30 members represented by proxy. Total members represented 41. The number of members required for a quorum is 32. The Management Company and Michael Chapnick, the Association Attorney, 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 three candidates that had submitted their desire to be Directors, Mike Kazinec, David Schneider, and Dan Skoczylas. The floor was opened for additional nominations. There were no additional nominations brought forward from the floor. Since there were three seats open for the Board and three candidates, no election was required and the three candidates were named to the Board. The three directors were elected for a two-year term (2023 and 2024).

The Member's Meeting was adjourned at 7:45 PM.

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

Tuesday, December 13, 2022

The Organizational Meeting to nominate Officers was called to order at 7:46 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 seven Directors.

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

The Organizational Meeting was adjourned at 7:47 PM

The next Board meeting will be held on Tuesday, January 17, 2023.