

CAPTIVA PROPERTY OWNERS ASSOC., INC.
BOARD MEETING
Sugar Sand Park
Tuesday February 20, 2024
7:30 PM

Board called the meeting to order at 7:35 PM.

Board Quorum present at “Call to Order” Yitz Frid and Chaim Hackner by phone, David Schneider, and Dan Skoczylas in person.

MOTION to Approve Minutes

Dan Skoczylas motioned to accept the minutes of the Oct 17, 2023 meeting and the December 19, 2023 Annual and Organizational Minutes. Dan 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 presented the accounts receivable report as well.

Management reported they are preparing the information required by Gladstone Accounting to do the financial review and taxes for 2023.

Management Report

Management briefed the Board on outstanding receivables. Management reported pending sales scheduled to close on February 28th. 7617 Martinique and 7510 Martinique. The painting contractor painted two homes in January and is scheduled to paint two homes in February. All other work orders have been completed.

MOTION

Yitz Frid motioned to clarify that the one year requirement in disclosure at closing requiring new owner to own the property for one year before renting property does not apply to the purchase of the property by immediate family members as described in the Captiva documents.. Dan Skoczylas seconded.

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

Committee Reports...

Landscaping.....removed and stump ground three dead queen palms on Dorado.
Fencing..... all work orders for fences and gates were completed by RNJ Fencing in January
Pool, Tennis and Recreation...new locks installed on tennis court and playground gates. The seals
on the holding tank at the pool were re-sealed and the auto fill valve was replaced along with the
plumbing fixtures required. Repairs were required to leaking and excess water water use at pool..

Architectural Review

None

Old Business

None

New Business

MOTION

Dan Skoczylas motioned to approve the American Pool Bid of \$XXXXXX for the pool phosphate treatment. David Schneider seconded.

Allin Favor...**MOTION PASSED.**

MOTION

Dan Skoczylas motioned to accept the Andrew Weissing, Inc. bid of to replace cabana ladies room door not to exceed \$XXXXX. . Yitz Frid seconded.

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

The Board recognized Adel Gad regarding her request to change the rules for tennis court reservations due to the noise she encounters while swimming. Adel also wanted the Board to address parking concerns associated with her property. After a lengthy discussion Management requested that Adel write a formal letter to the Board with detailing her requests so her concerns can be added to the agenda of a future Board meeting and the Board can vote on her suggestions.

MOTION

Dan Skoczylas motioned to adjourn the meeting at 8:12 PM and it was seconded by David Schneider.

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

**The next scheduled Board Meeting held
On Tuesday, March 12, 2024 at 7:30 PM
at Sugar Sand Park on Military Trail**

CAPTIVA PROPERTY OWNERS ASSOC., INC.
BOARD MEETING
Sugar Sand Park
Tuesday March 12, 2024
7:30 PM

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

Board Quorum present at “Call to Order” Yitzi Kessock by phone, Yitz Frid, David Schneider, Mike Kazinec and Dan Skoczylas in person.

MOTION to Approve Minutes

Yitz Frid motioned to accept the minutes of the February 20, 2024. 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 presented the accounts receivable report as well.

Management reported they have sent the information required by Gladstone Accounting to do the financial review and taxes for 2023

Management Report

Management briefed the Board on outstanding receivables. Management reported one closing on February 28th. 7510 Martinique. The painting contractor painted two homes in February and is scheduled to paint two homes in March. All other work orders have been completed.

Committee Reports...

Landscaping.....2024 Tree inventory completed....awaiting bid from Monster Tree Service
Fencingsix work orders completed in February..
Rec Area approved bid to replace lady’s restroom door.... awaiting scheduling
Pool....scheduled phosphate treatment holding on circulator pump replacement

Dan Bensimon arrived at 7:45 PM.

MOTION

Yitz Frid motioned to approve the Monster bid to remove and stump grind the bottle brush tree at 7582 Martinique Blvd. for \$XXXXXX. Dan Skoczylas seconded.

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

Architectural Review

7385 Dominico....approved ARC to replace rear patio door

Old Business

MOTION

Yitz Frid made a motion to make a tennis reservation rule as follows:

If you do not arrive at the court within 15 minutes of your reservation start time (other than due to inclement weather) your reservation is no longer valid and the courts are open to play by others.

If you reserve a court but do not use the reserved court twice within a monthly period, all future reservations made by you are cancelled and you will be restricted from using the reservation system for a minimum of 30 days.

Yitzi Kessock seconded.

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

New Business

None

MOTION

Yitz Frid motioned to adjourn the meeting at 7:59 PM and it was seconded by Yitzi Kessock.

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

**The next scheduled Board Meeting held
On Tuesday, April 16, 2024 at 7:30 PM
at Sugar Sand Park on Military Trail**

CAPTIVA PROPERTY OWNERS ASSOC., INC.
BOARD MEETING
Sugar Sand Park
Tuesday April 16, 2024
7:30 PM

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

Board Quorum present at “Call to Order” Yitzi Kessock and Dan Bensimon by phone, Yitz Frid, David Schneider in person.

Management introduced Carmelo Mastrangelo, President of Felicione Pest Control. Carmelo presented a list of chemicals that are used in Captiva by his company and compared toxicity levels to other everyday items e.g. salt. Carmello addressed that the fertilizers and pest control sprays that are use by his company do not include any glyphosates and are approved by the State of Florida. None present a hazard to children and pets. Carmello added that his company will be providing an |“opt out” for residents that do not wish to partake in Captiva’s fertilization and pest control services. Management also reported that Podder Landscaping, Captiva’s Landscape company, will no longer use a glyphosate-based weed control spray and is switching to ECO Garden Pro, an organic vinegar and water solution to control weeds on walkways and patio areas that is also safe for use with children and pets. The new spray will be used on their next treatment scheduled in May. Residents may also “opt out” of that weed control program if they have concerns.

MOTION to Approve Minutes

Yitz Frid motioned to accept the minutes of the March 12, 2024. 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 sent the information required by Gladstone Accounting to do the financial review and taxes for 2023. Awaiting draft from Gladstone. Gladstone reported that the required tax reporting extension will be filed.

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Management Report

Management briefed the Board on outstanding receivables. Management reported one closing on February 28th. 7510 Martinique. The painting contractor painted two homes in February and is scheduled to paint two homes in March. All other work orders have been completed.

Committee Reports...

Fencingsix work orders completed in February..

Rec AreaNew ladies restroom door installed by Weissing Construction.

Pool... Phosphate treatment completed

Landscaping.....2024 Tree inventory completed....received bid from Monster Tree Service which was under 2024 budgeted amount.

MOTION

Yitzi Kessock made a motion to accept the Monster Tree Service bid of \$XXXXXX to do the annual tree trimming. Yitz Frid seconded

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

Architectural Review

MOTION

Yitz Frid made a motion to approve the ARC submitted by the Blatters of 7510 Martinique to modify their residence and property as attached to the submitted ARC and erect a white PVC perimeter fence in the rear yard,

Yitzi Kessock seconded.

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

MOTION

Yitzi Kessock made a motion to approve the ARC submitted by the Rices of 7521 Martinique to replace windows and the front door. Yitz Frid seconded.

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

Old Business

None

New Business

The Board held a lengthy discussion regarding the letter received from Moshe Schochet regarding repairing the stucco, fence and water damage he documented to his residence. The Board decided that additional information was needed prior to making any determinations and decisions regarding repairs itemized in the letter. The Board will be hiring a “Third Party” contractor consultant to review the damages and the probable causes of the leak and will review the damages incurred and report their findings to the Board. The report will be addressed at the next Board Meeting.

MOTION

Yitz Frid motioned to adjourn the meeting at 8:41 PM and it was seconded by David Schneider.

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

**The next scheduled Board Meeting held
On Tuesday, May 21, 2024 at 7:30 PM
at Sugar Sand Park on Military Trail**

CAPTIVA PROPERTY OWNERS ASSOC., INC.
BOARD MEETING
Sugar Sand Park
Tuesday May21, 2024
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, Mike Kazinec in person and Dan Bensimon by phone. (Dan arrived at 7:47))

MOTION to Approve Minutes

Yitz Kessock motioned to accept the minutes of the April 16, 2024. 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 sent the information required by Gladstone Accounting to do the financial review and taxes for 2023. Awaiting draft from Gladstone. Gladstone reported that the required tax reporting extension will be filed.

Management Report

Management briefed the Board on outstanding receivables. Management reported there were no sales or rentals in the preceding month. The painting contractor painted two homes in April and is scheduled to paint two homes in May. All other work orders have been completed. Management reported that all the Association insurance policies for 2024 have been renewed for less than the anticipated 2024 budget amount. An insurance inspection may be required at a later date and Management will work with USI to schedule any inspections if required.

Committee Reports...

FencingSix homes scheduled for fence and gate replacements.

Pool/Tennis/Rec Area ...Three additional patio end tables were received. Damaged lounge was picked up by Your Patio store to make required warranty repairs should take approximately two weeks. Received a bid from Hercules Roofing to replace cabana roof shingles and skylights if required at a later date as a result of pending inspection.

Landscaping.....Podder Landscaping began using the organic vinegar based weed control in May. The Annual tree trimming is scheduled for the third week in June with Monster Tree Service. Summer annuals at front entrance have been replaced.

Architectural Reviews

None scheduled

Old Business

Letter mailed to membership regarding summary of analysis from pest control and lawn control companies regarding toxicity of chemicals used. Board reviewed at last meeting and decided to allow members to “Opt Out” of services for pest control and/or weed control by emailing their wishes to the Management company.

Stucco at 7481 Martinique Blvd. repaired as requested by resident.

New Business

The Board addressed a letter received from Adel Gad regarding tennis court usage and noise levels. The Board listened to her concerns and requested that she put in writing her specific requests on the type of revisions she was asking the Board to consider regarding noise levels from the tennis courts and other restrictions she was asking the Board to consider during her swim times. Once the request is received the Board will revisit and rule accordingly.

The Board discussed pursuing Document amendments to the Captiva “prohibited uses” section that need to be updated or removed to revise or eliminate outdated requirements.

Any amendments to the current Documents will require a majority vote of the total membership via US mail, Advice from the Association attorney will be pursued regarding any mailings.

MOTION

Yitzi Kessock motioned to adjourn the meeting at 8:10 PM and it was seconded by Yitz Frid

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

**The next scheduled Board Meeting held
On Tuesday, June18, 2024 at 7:30 PM
at Sugar Sand Park on Military Trail**

CAPTIVA PROPERTY OWNERS ASSOC., INC.
BOARD MEETING
Sugar Sand Park
Tuesday, August 27, 2024
7:30 PM

Yitz Frid called the meeting to order at 7:37 PM.

Board Quorum present at “Call to Order” Yitzi Kessock by phone, in person: Yitz Frid, David Schneider, Mike Kazinec

MOTION to Approve Minutes

Yitz Frid motioned to accept the minutes of the May21, 2024. Yitzi Kessock 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 sent the information required by Gladstone Accounting to do the financial review and taxes for 2023. Awaiting draft from Gladstone. Gladstone reported that the required tax reporting extension will be filed.

Management Report

Management briefed the Board on outstanding receivables.

Yitzi Kessock arrived at 8:45.

Committee Reports...

Fencing
Pool/Tennis/Rec Area ...

Architectural Reviews

None scheduled

Old Business

MOTION

Yitzi Kessock made a motion to limit the tennis court usage per request made by resident, Adele Gad. Motion was not seconded.... Motion failed.

New Business

MOTION

Yitzi Kessock made a motion to give Solid Rock Property Management a 5% increase and to renew their contract for 2 years. Yitz Frid seconded.

Allin Favor... **MORION PASSED.**

MOTION

Yitzi Kessock made a motion to make all Reserves a single line budget item. Yitz Frid seconded.

All in favor...**MOTION PASSED.**

MOTION

Yitzi Kessock motioned to adjourn the meeting at 8:43PM and it was seconded by Yitz Frid.

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

**The next scheduled Board Meeting held
On Tuesday, October 29, 2024 at 7:30 PM**