

CAPTAIN'S COVE HOMEOWNERS ASSOCIATION, INC.  
ANNUAL MEMBERS MEETING  
March 06, 2009

The roll was called and a quorum (30%=40) declared present as follows:  
35 Owners Present & 21 Proxies=56 of 133 Total Properties

**BOARD MEMBERS PRESENT:**

Dick Hamp, President  
Terry Gallagher, 1<sup>st</sup> Vice-President  
Fritz Hinsch, 2<sup>nd</sup> Vice-President  
Denny Bireley, Secretary  
Debby Wedeking, Treasurer

**ALSO PRESENT:**

See Roster of 2009 Annual Meeting.

**MEETING CALLED TO ORDER** AT 7:01PM by **President Hamp.**

**PLACE OF MEETING:** Fishers of Men Lutheran Church, 10360 Stringfellow Road,  
St. James City, FL

**MEMBERS WERE SIGNED IN** and Proxies were collected by Pat Lindgren and Carolyn Rockey. Ballots were collected at accountant Kevin Burns' office and delivered to the meeting. The ballots were collected by Ballot Committee Members (Betty Gindele, Jean Nicefield and Jane Scurfield) to be counted.

**SECRETARY'S REPORT:**

1. "Proof of Notice of Meeting" was presented by **Mr. Bireley**.
2. The minutes of the Special Members Meeting on March 07, 2008 were read. **MOTION** to approve the minutes was made by **Mr. Kim Jones** and seconded by **Mr. Jackson Bright**. Vote on motion was unanimous. **MOTION CARRIED.**
3. The minutes of the Annual Meeting on March 07, 2008 were read. **MOTION** to approve the minutes was made by **Ms. Joan Richard** and seconded by **Mr. John Lindgren**. Vote on motion was unanimous. **MOTION CARRIED.**
4. The minutes of the Special Members Meeting on March 19, 2008 were read. **MOTION** to approve the minutes was made by **Mr. Jackson Bright** and seconded by **Mr. Joe Richard**. Vote on motion was unanimous. **MOTION CARRIED.**

**TREASURER'S REPORT:**

1. **Ms. Wedeking** had hand-outs available (Financial Statements for 2008) for all

owners. **Ms. Wedeking** answered questions concerning individual expenditures with members and made note that the money for “security” was a mistake on the statement and would be corrected.

2. The **Budget for 2009** was approved in Dec. 2008 by the Board.
3. At the request of the treasurer a **MOTION** was made by **Ms. Arleen Bright** to roll over any excess funds from the CCHOA accounts from 2008 to 2009. **MOTION** was seconded by **Ms. Brenda Lemmon**. Vote was unanimous. **MOTION CARRIED.**

#### **PRESIDENT’S REPORT:**

1. **Mr. Hamp** welcomed new owners to Captain’s Cove:  
**Brian and Amy Bartholomew** who bought a home on Shoal Ct.  
**Larry and Kay Combs** who bought a home on Della Bitta
2. **Mr. Hamp** thanked all the people who had made significant contributions to helping the Association the past year: All the Board Members were named as well as Dave Fetter, Otto Gindele, Joe Nicefield, John Lindgren, Ralph Petty and Carolyn Rockey.
3. **Mr. Hamp** thanked the people who volunteered to help with the Annual Meeting:  
Betty and Otto Gindele, Pat and John Lindgren, Jean Nicefield, and Jane Scurfield.
4. **Mr. Hamp** asked for director nominations to be placed on the ballot from the floor. No nominations were made.
5. **Mr. Hamp** made the recommendation that an amendment be made to our Bylaws to opt out of a Florida state requirement that nominations can be made from the floor at annual meetings. This would eliminate the need to have an election if the number of nominees were equal to the number of openings on the Board.

#### **COMMITTEE REPORTS:**

1. **Mr. Montgomery** made a very informative slide presentation about Captain’s Cove’s new website. He handed out an information packet listing all the features of the website and a form to fill out to be included in the website directory.

#### **GUEST COMMENTS:**

1. **Mr. Johnson** questioned the money “spent for security” as listed in the financial statement. Ms. Wedeking reiterated that it was a mistake on the financial statement, that there was no money spent for security, and that she would have the statement corrected.
2. **Mr. Steckley** questioned the money spent for attorney fees the past year. **Ms. Wedeking** explained that it was for the attorney’s assistance in writing and recording our new governing documents and getting the ownership of the property beneath the canals turned over to Captain’s Cove from developer **Bundschu**.
3. **Mr. Jones** asked about restricting boats in Captain’s Cove canals. **Mr. Hamp**

explained that we could not control boats using our canals but could restrict anchoring of the boats. He further explained that it would require a special act by Lee County to keep people from cast-netting in the canals. **Mr. Hamp** volunteered to investigate the possibility of doing that and getting a sign posted.

4. **Mr. Grable** suggested adding more bumpers to the pilings at the boat ramp. It was agreed by all that it would be a benefit for all boaters using the ramp. **Mr. Grable** volunteered to get the job done.
5. **Mr. Lemmon** asked about the status of the condition of the boat ramp. The holes at the end of ramp were filled in last year. At very low tides boat trailers drop off on the left side of the bottom end of the boat ramp.

**ELECTION RESULTS:**

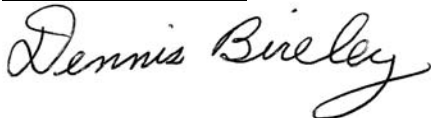
<b><u>Names</u></b>	<b><u>No. of Votes</u></b>
Judith Burchianti	54
Terence Gallagher	57
Deborah Wedeking	63
Dick Lemmon	01

**Mr. Gallagher** and **Ms. Wedeking** will remain on the Board of Directors. **Ms. Burchianti** will be our new Board member.

**MOTION TO ADJOURN** by **Mr. Jackson Bright** at 7:55PM.

**MOTION SECONDED** by **Mr. Joe Richard**.

**SUBMITTED BY:**



Dennis Bireley  
CCHOA Secretary