

**CAPTAIN'S COVE HOMEOWNERS ASSOCIATION
ANNUAL MEETING MINUTES
March 7, 2003**

The Meeting was called to order at 7:15PM.

The 2002 Annual Meeting minutes were not available to be approved.

A quorum was established. 66 owners represented at the meeting. 27 owners sent proxies.

The Treasurers Report was presented by Susan Gallagher. Motion was made to rollover excess funds from the sewer reserve account by Ed Olsen 2nd by Alex Goula. All in Favor, One opposed.

Sewer plant expansion ???

Ms. Gallagher also reviewed the budget with the membership. The increases in the budget are due to insurance, lot mowing, sewer re-permitting and the biggest increase were legal fees.

Secretary Cindi Cappello announced the new owners.

NEW BUSINESS:

Per the advice of Joe Adams, the Association attorney, our by-laws and deed of restrictions need to be revised to conform to Florida Statues.

The re-permitting of the sewer plant is underway.

OLD BUSINESS:

Mr. Jan Petersen was asked if there were any updates regarding the construction of the wing walls at the entrance to Captains Cove. Mr. Petersen had no updates.

Mr. Alan Miller discussed the construction of the bike path continuation into Bokeelia. Mr. Miller informed the Association that the county meets each month and that the Advisory Committee has unanimously voted for the path.

Mr Ed Lubejko had written a letter to the Association to ask that water utility be run at the boat ramp for fish cleaning.

Mr. Dick Hamp expressed his continued concern and those on Della Bitta Lane regarding the unsightly sewer plant and would like this remedied.

Mr. Jim Britton discussed the issue of allowing boat canopies to be constructed on the waterways on Captains Cove. A poster was distributed at the meeting to show all of the different canopies that are in the surrounding areas.

Motion made by Jim Britton to allow the Board and CCHOA attorney to review the deed of restriction regarding the approval of canopies. The motion is specific as follows: "We the members of CCHOA wish to clearly define the issue of boathouses, canopies, covers, canvas, vinyl or aluminum awnings and "structures" to cover boats and boat lifts along the canals in Captain's Cove. To that end, we direct the duly elected Board of Directors in conjunction with the CCHOA attorney to review the present Deed of Restriction, particularly with regard to Section 7 and Addendum 15, and determine whether any structure is permissible. If the Board of Directors and the CCHOA attorney concur that the structures are permissible, then they shall prepare and submit an addendum to the CCHOA Deed of Restrictions for the purpose of clearly defining standards for such structures and submit the addendum for the approval of the membership. We further direct that the Board of Directors shall withhold approval of any such aforementioned covers and structures until such addendum is presented to and adopted by the members of CCHOA." The motion was 2nd by J. Richards. There was a majority vote, three were opposed.

President Cox asked if there were to be any Board member nominations from the floor, there were none.

There were two ballots to be counted. One for Board nomination and the second for approval of the CCHOA by-laws. The three Board nominees were Susan Gallagher, James Elam and John Lindgren. The final Board nomination count was Susan Gallagher – 56, John Lindgren – 56, James Elam – 51, Dennis Bireley – 43 and Wayne Holbrook – 42. The Association voted FOR the change in bylaws. There were 78 "FOR" and 9 "AGAINST".

The meeting was adjourned at 10:15PM. All in favor.

C. M. CAPPACELLO