

2004-02-03 Board Meeting Minutes.doc

Captain's Cove Homeowners Association Board of Directors Meeting February 3, 2004.

Attending Directors: Camille Coulborn, Susan Gallagher, Bill Trimble, James Elam, John Lindgren

Guests: Mr. Bob Johnson, Mr. + Mrs. Paul Wedeking.

President Coulborn called the meeting to order at 4:00PM.

The minutes from the previous meeting (Jan 6, 2004) were read modified slightly for readability and approved.

PRESIDENTS REPORT

Ms Coulborn described to the guests present the ARC concept and the work-to-date based on questions from Mr. Wedeking.

Grounds Maintenance: We have received a complaint from Jamie Scoone regarding the weeds and vines growing on the trees on the adjacent vacant lot. Mr. Scoone says that the vines are a haven for rats and would like to have the owner remove the vines and brush from around the trees. A discussion was held regarding the condition of several vacant properties and the need to have them cut. Ms Coulborn, Ms Gallagher, Mr. Elam and Mr. Lindgren will take a walking tour of the neighborhood on Feb 11 to check on other properties in the neighborhood.

Another discussion was held regarding the untrimmed mangroves on several canal front lots. The group will also look at these.

MRTA: Ms Coulborn is writing a letter to the membership regarding the status of the MRTA actions the board intends to take at the March 2, 2004 regular meeting. (MRTA is a Florida statute that requires homeowners associations to take positive action(s) to prevent their covenants and other governing documents from lapsing after 30 years.)

Postage meter usage is cost prohibitive for the association at this time.

Main Entrance Project For Captain's Cove (At Stringfellow): Ms Coulborn has been discussing the condition of the entrance with Ms Marrs (CCC Pres) and the possibility of getting water (irrigation) to the area of the sign. Ms Coulborn will pursue this with CCC and present to BOD later.

Also discussed was getting irrigation to the boat ramp area, Mr. Elam will check on this with CCC.

HAB Construction needs a set of the applicable "Deeds" articles. Trimble will send

SECRETARYS REPORT

New lock on ramp has been installed; old lock will remain until 3/15/04. Trimble will have annual meeting second notice ready by 2/10/04 so it can be copied and mailed.

TREASURERS REPORT

Ms Gallagher reported the balance sheets for the fiscal year ending 12/31/03. Attached. The results are not "official" since our accountant has not reviewed them but there should be little or no changes. Copies will be available at the annual meeting.

BOAT RAMP PROJECT

The permit for the boat ramp wall has been issued.

OLD BUSINESS

ARC: The ARC discussion began with Trimble voicing several objections regarding the current content of the draft document as well as the fact that the ARC will have no authority per se but will recommend to the board acceptance or rejection of new construction and/or changes and additions to properties in Captain's Cove. In Trimble's opinion, changes to the document have weakened its impact by removing most if not all references to the existing Deeds items which may or may not impact on the architectural review process but provide in clear terms the rules and regulations which should govern Captain's Cove. Ms. Gallagher agreed. Trimble made a motion to put the items back in the document and Ms. Gallagher seconded. Ms. Coulborn is totally opposed. The motion was defeated 3 to 2 (opposed Coulborn, Elam, Lindgren, in favor Trimble and Gallagher).

ARC Committee workshop will be held at 2/24 7:00PM at Ms Coulborn's. Board members should be prepared to address the draft document and their proposed changes.

FINALIZE ANNUAL MEETING PACKAGE: Trimble will run for board. We must wait until 2/4 to draft final notice. Trimble will make sure that the reference to requesting prior notice to speak at the meeting. As of today there are no mail in board nominations except for Coulborn and Trimble.

COMMUNITY ASSOCIATION SEMINAR: No one will attend the community association seminar on 2/7 (sponsored by B&P).

NEW BUSINESS

MISC: There is a trailer violation (Mr. Alan Peters), Ms. Coulborn will speak to Mr. Peters.

CONDITION OF VACANT LOTS: Ms Coulborn wishes the board to take a walking tour of the neighborhood to determine the status of overgrown lots, mangroves that require cutting in order to notify property owners of maintenance violations where they exist.

A discussion of mangroves, Mr. Johnson remarked that there was no way to know when the mangroves needed to be cut. Standards were discussed; the Dougherty lot was used as an example of well-kept waterfront mangroves. They are kept trimmed level with the lot (this would be approximately 3-5 feet from the waterline)

Mazzoli, Daryl Ladd, Goco, and Field were cited as not having them trimmed since the letter was sent in September asking that the mangroves be trimmed by the first of the year.

USE OF BOAT RAMP BY NON-RESIDENTS + TRALER PARKING IN THE NEIGHBORHOOD:

Ms Gallagher brought up an incident at the boat ramp where several boats were launched with permission from Jamie Scoone. Users were his guests and camped overnight on one of the out islands. The trailers were parked (overnight) on vacant property next to Scoone.

Mr. Elam said there were 7 trailers at the ramp in the 8:00-9:00 am time frame; he is in favor of establishing a limit on the number of “guests” that can use the ramp at the same time. He also suggested that Jack Kibburz would let them use his property to launch and park.

Ms Coulborn suggested that we either vote on a position or wait until the next meeting to decide what to do. It was agreed we would wait until the next meeting.

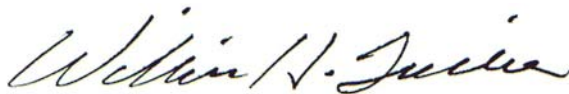
ARCHITECTURAL REVIEW:

Mr. Dickman has submitted a statement (note) saying he is going to re-roof his house with a metal roof that will be either “plain” or “a light shade of green”. Ms Coulborn will call Mr. Dickman and request color samples if the roof is not going to be plain (standard galvalume).

There being no further business to come before the board the meeting was adjourned.

The next meeting of the Board of Directors will be Tuesday March 2, 2004.

Respectfully submitted,

A handwritten signature in cursive script, reading "William H. Trimble".

William H Trimble

Secretary