

CAPTAIN'S COVE HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
March 02, 2004

BOARD MEMBERS PRESENT:

Camille Coulborn, President
John Lindgren, 1st Vice-President
James Elam, 2nd Vice-President
Bill Trimble, Secretary
Susan Gallagher, Treasurer

MEETING CALLED TO ORDER AT 4:00 PM by President Coulborn

SECRETARY'S REPORT

The minutes of the February 03, 2004 Board of Directors Meeting were read and approved as drafted. Trimble announced that approx. 50 ramp keys had been issued. The old lock will be removed in March. The annual meeting second notice was sent and proof of notice was notarized. HAB Construction was sent pertinent excerpts from deed (setbacks, etc.). WEB Site has been updated with old (invalid) deeds document. Letters have been written to all lot owners whose lots are overgrown, giving them 60 days (February 17th) to arrange for clean up. In addition, 3 letters were written to canal front owners concerning mangroves that need trimming.

PRESIDENT'S REPORT

Ms. Coulborn has had several negative comments regarding the letters about cleaning vacant lots. Tour on Feb 11 - end of April will be deadline. Thank all people working on the boat ramp wall.

VICE-PRESIDENT'S (Lindgren) REPORT

Trailer on Estuary - dead battery - removed the next day.

VICE-PRESIDENT'S (Elam) REPORT

Boat ramp is progressing well - water and electric handled by Joe Richard and CC Condos.

TREASURER'S REPORT

Balance sheets for the month were given to board members. John Paul has records ready for us - 3 people outstanding assessments not paid (Stiger, Graor, Ross). Several checks have been received minus appropriate late fees - Ms. Gallagher will bill for late fees. Per John Paul we have a surplus of cash in both homeowners and sewer accounts. He feels that we do not need and should not carry this cash on hand, but should refund all or part of this in the form of lower assessments in 2005. Need only 3-6 months of cash on hand.

The new budget will consider whether or not we need to increase reserves for sewer plant decommissioning.

COMMENTS BY GUESTS

Bob Johnson discussed the possibility of increased insurance by 219% because we are not within 5 miles of a manned fire station. Wants to bring it up at the annual meeting and board agreed.

OLD BUSINESS

MRTA-Bill Trimble made motion to declare 1998/2000 Deeds of Restrictions invalid and to revert to the original (1977) recorded documents. After some discussion, seconded by John Lindgren and approved unanimously. All members have been mailed notice that this vote would be taken today.

Trimble also made a motion to accept MRTA Chapter 712 and instruct our attorney-seconded by Ms. Gallagher and approved unanimously.

Members must be notified of all these actions. Ms. Coulborn had drafted a letter that will be sent to all members. Mr. Trimble will handle.

A further discussion was held regarding the wording of the "old" covenants that allow no temporary parking of RV's (previously 7 days) for the purposes of unload/load/cleanup activities. The use of the sewer plant area was discussed as a solution for parking, but it was tabled. No votes were taken.

NEW BUSINESS

ANNUAL MEETING 2004

Check to see if he would accept ballots/envelopes and we would arrange to pick them up from John Paul.

Ms. Gallagher needs the wording for a motion to roll over excess and reserve funds from year to year to be brought up at the annual meeting. We need to have someone at a sign-in station to receive proxies and ballots and to record owners in attendance for the purposes of establishing a quorum. John Lindgren will handle and Bill Trimble will provide check-in sheet with owner's names, etc.

In addition we have 2 years of annual meeting minutes that have not been read. Bill Trimble has them and will read. Also will provide proof of notice of the meeting.

Attorney is reviewing our Deed of Restrictions concerning boat canopies. No action taken.

March 30 was set as next meeting.

NEW BUSINESS FOR 2004 ANNUAL MEETING:

Boat Ramp Project
MRTA Explanation
Lot Cleanup Notices
Sewer Plant Repermitting
Discussion of Vote/Nomination Procedure

Bill Trimble will contact Fisher's of Men and ask them to set up room.

USE OF BOAT RAMP

There was a discussion about usage of the drain field as parking for the Scoone tournament (held in July). Not seconded so the motion died.

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Use of the boat ramp by non-residents is not acceptable by Ms. Gallagher, Mr. Elam and Mr. Lindgren because of the issue of liability and to prevent future problems. No vote was taken.

STREET LIGHTS

Ms. Coulborn wishes to check the neighborhood to see if there is a requirement for additional streetlights. The board (Coulborn, Gallagher, Lindgren & Elam) will survey the neighborhood.

ADAMS LETTER will be discussed at the March 30th meeting. Letter involves the issue of Architectural Authority.

CINDI CAPELLI ISSUE-no intervention by the board.6/6/2004

CONSIDERATION OF UPCOMING MEETINGS

The next board meeting is scheduled for 03-30-04. To be held at the home of Ms. Coulborn.

MEETING ADJOURNED AT 6:00PM

MINUTES SUBMITTED BY BILL TRIMBLE

MINUTES REVISED AND RESUBMITTED BY CCHOA BOARD