

CALL TO ORDER AND ESTABLISH QUORUM

President Coulborn called the meeting to order at 7:10 PM. A quorum was established with 27 properties represented in person and 31 properties by proxy (58) of 132 total.

Ms Coulborn introduced the members of the board Coulborn - President, Elam - Vice President, Lindgren - Vice President, Gallagher – Treasurer, Trimble – Secretary. The Secretary read the proof of notice of the meeting.

New property owners were introduced; Mr. + Mrs. Long, Mr. + Mrs. Vincent, Mr. Ross, Mr. + Mrs. Scurfield, Mr. Strickland, Mr. + Mrs. Bright, Dr.+ Mrs. Goco, Mr. + Mrs. McNichols, Mr. + Mrs. Buxbaum, Mr. + Mrs. Blackstone.

The minutes of two previous annual meetings (2002, and 2003) were read and approved.

Nominations for the election of officers were solicited from the floor. None being introduced the ballot committee retired to count the mailed-in ballots. The members of the ballot committee were Joyce Marchand, Madelon O'Neill, Joan Richard, and Norma Scullen.

REPORT OF OFFICERS

TREASURER'S REPORT: Ms Gallagher announced that the accountants report was available and copies were there for all attendees. An explanation in the change(s) of the annual assessment(s) was given. The homeowners' amount went down and the lot owners' amount went up. This was due to the fact that the operating expenses for the sewer plant will be less in 2004 and lot owners do not contribute to this expense. The increase in lot owners' expenses is due to an overall increase in the projected amount for legal fees in 2004. (All properties share this expense.)

Ms Gallagher also commented to the membership that sewer operation expenses were still running higher than necessary due to the pump repairs necessitated by the introduction of "rags" and dental floss into the system. The pumps are not designed to handle this type of material.

At the request of the treasurer Paul Wedeking made a motion to roll over any excess funds from 2003 to the 2004 accounts, seconded by Bob Johnson. The motion was passed unanimously.

VP-REPORT: John Lindgren thanked Jack Masters for all his efforts in getting our sewer plant re-permitted.

VP-REPORT: James Elam had nothing to report.

SECRETARY: Bill Trimble had nothing to report.

PERSIDENT'S REPORT: Ms Coulborn addressed the membership complimenting the work of the board and indicating that much time and effort had been expended in the last year on legal issues facing the association.

OLD BUSINESS:

BRITTON 2003 RESOLUTION REGARDING BOAT CANOPIES: Ms Coulborn addresses the resolution introduced at the 2003 annual meeting by Mr. Jim Britton (attached) regarding boat canopies. Based on an e-mail opinion from the Association attorney:

1. the association can not have an existing canopy removed.
2. our deeds do not expressly prohibit canopies
3. he recommended adoption of a set of architectural standards.

(need copy of e-mail attached)

A discussion ensued regarding when the board would approve plans for canopies (Mr Joe Richard). No action by board pending standards

SEWER REPERMIT REPORT: Ms Coulborn thanked Jack Masters for his work on the re-permitting of the sewer plant, and in the implementation of the DEP required alterations/upgrades to the facility.

Jack Masters also provided an update on the current joint venture between Lee County and the GPIWA regarding the deep well injection project for the removal of treated effluent from the sewer (central) facility and brine from the RO plant. Based on his educated opinion it will be 18-24 months minimum before any work s started on a sewer line to the northern end of the island.

NEW BUSINESS: Mr. Elam gave a status report on the boat ramp area beautification project. He thanked the following participants in the project for their assistance:

Bob Clawson  
Susan Gallagher  
Otto Gindele  
Bob Johnson  
Jack Kiburz

John Lindgren  
Joe Nicefield  
Ed Olsen  
Joan Richard  
Joe Richard

Tom Schaffner  
Mervin Schaar  
John Steir  
Brian Vincent  
Paul Wedeking

MRTA – REPEAL OD 1998-2000 DEEDS AMENDMENTS: Ms Coulborn informed the members of the BOD actions relative to the filing for covenant preservation under MRTA and the fact that the BOD has repealed the amendments made to the DEEDS in 1998 and filed in 2000. This DEED document is invalid and we will revert to the original DEEDS recorded in 1977. A letter to the entire membership detailing these actions will be forthcoming.

MEMBER COMMENTS/DISCUSSION:

Mr. Lubejko questioned why we could not utilize the sewer drain field area for trailer and RV storage. The main reason given for not utilizing this is the fact that this area is very wet in the summer time and would not be suitable for that purpose.

Mr. Wedeking suggested that the BOD/Association publish a newsletter.

Bob Johnson addressed the meeting regarding recent significant increases in homeowners' insurance premiums due to a change in rating for all dwellings north of Bokeelia Road. The

classification are changing fro 6 to 9 or 10 (more than 5 miles from a manned fire station (9), and not within 1000' of a fire hydrant (10).) He urged the members to attend the fire commission meetings and to support the location of the proposed fire station #3 in the Bokeelia area rather than in Matlacha. Mrs. Trimble echoed Bob's request saying there has been very little participation in the fire commission meetings by Bokeelia residents.

ELECTION OF OFFICERS: there were only 2 candidates for the 2 director positions. Ms Coulborn received 53 votes and Mr. Trimble received 32 votes. Mr. Trimble will continue as Secretary and Ms Coulborn will continue to serve as President.

ADJOURNMENT:

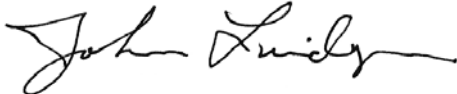
There being no further business to come before the Association Mr. Masters made a motion to adjourn the meeting, seconded by Mr. Nicefield and passed. The meeting was adjourned at 8:11 PM.

Respectfully submitted;



William H Trimble  
Secretary

Submitted with corrections:



John Lindgren  
CCHOA Secretary