

CAPTAIN'S COVE HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
March 30, 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 2:06 PM by President Coulborn

GUESTS PRESENT: Pat Lindgren, Jan Petersen, Otto Gindele, Joe & Joan Richard, Alan Miller, Mr. & Mrs. John Stier, Bob Johnson, Sue Trimble

SECRETARY'S REPORT

Due to a media failure Mr. Trimble was not able to print the minutes of the last meeting and will have to retype them. They will be read at the next scheduled meeting.

PRESIDENT'S REPORT

Ms. Coulborn thanked every one for their contribution to the boat ramp project.

VICE-PRESIDENT'S (Lindgren) REPORT - No report.

VICE-PRESIDENT'S (Elam) REPORT

Mr. Elam reported that the expenses for the boat ramp to date are \$4,130.04, which is approximately \$200 over budget.

There were 167 people at the ramp project celebration party, 35 from the condos, 5 guests and the remainder from Captain's Cove.

Mr. Elam also provided a list of those persons who made significant labor and equipment contributions to the ramp project. Mr. Trimble will write a letter of appreciation from the Board.

TREASURER'S REPORT

Ms. Gallagher reported that all assessments have been paid including the 50% of the Captain's Harbor Condo annual sewer operations charge(s) per the agreed to payment schedule.

OLD BUSINESS

BOAT CANOPIES/COVERS: there was a general discussion of the letter received from Joe Adams, our attorney, regarding the opinion that since boat canopies were not explicitly prohibited then they may be allowed. The recommendation was that the Association develop specific standards to cover their construction.

Mr. Lindgren provided information from Lee County as to the county position on boat canopies.

Specifically they are as follows:

1. Canopies are considered temporary structures (no permit required) but must be in compliance with rules for fixed boathouses.
2. No more than 500 square feet in area as viewed from above.
3. Not to exceed 20 feet at any point above mean high water.
4. Must be 10 feet (side setback) from property line.
5. Frame may be either aluminum or plastic.
6. Canopy material may be canvas or plastic.

Mr. Jan Petersen discussed his canopy (no sides, not ends, metal frame, etc.) and said that he believes that this configuration is no more obtrusive than a large complete boat cover.

Mr. Joe Richard provided the specifications from a quote he has obtained for a covering structure and left it with the board for review.

Mr. Alan Miller provided the board and guests with a set of pictures showing the variety of canopies on Pine Island as well as Boca Grande.

Mr. Miller also gave a letter to President Coulborn who read the letter at the meeting.

There was a discussion of the motion made by Mr. Jim Britton at the 2003 annual meeting. (copy attached)

Ms. Coulborn and a majority of the Board do not feel that the motion is binding on the Board. Mr. Trimble disagreed. Ms. Coulborn will consult Joe Adams, attorney, about the motion.

Standards will be discussed and possibly adopted at the next board meeting (April 27, 2004 at 2:00PM).

BOAT RAMP USAGE: There was a discussion regarding Mr. Scoone allowing participants in a charity fishing tournament he organizes access to the ramp. Liability, inability of residents to use the ramp and making exceptions were major factors in the discussion by the board.

Mr. Trimble made a motion that Captain's Cove Homeowners Association once again allow in 2004 to support Ronald McDonald House by permitting the use of its facilities for "Bokeelia Rodeo" fishing tournament and to grant the participants an exception to the no parking rules in Captain's Cove for this charitable event.

The motion was not seconded.

A motion was made by Ms. Gallagher not to allow any one other than residents of Captain's Cove to use the boat ramp. Seconded by Mr. Lindgren. The motion carried 4 to 1. Voting for the motion was Coulborn, Elam, Lindgren and Gallagher. Mr. Trimble voted against.

Mrs. Trimble attempted to discuss the issue but was ruled out of order.

Ms. Coulborn will communicate the Board majority opinion to Mr. Scoone.

STREETLIGHTS: Ms. Coulborn has contacted LCEC regarding 2 new lights, 1 on Della Bitta next to the Grable lot and 1 on Shoal Court in front of Jan Peterson's home.

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FIRE INSURANCE UPDATE: All are encouraged to go to the Fire Commissioners meetings. Bokeelia needs a manned station to keep insurance rates down.

LOT CLEARING: Most lots are nearly completed. Will need follow-up on noncompliant lots.

LEMMON CONSTRUCTION: Set to go

MRTA: On Schedule

NEW BUSINESS

The Board has received an anonymous letter complaining about a “large dog” not on a leash (at 7911 Breakwater) harassing an early morning walker. Since the letter was unsigned, the Board will take no action.

Deed of Restrictions Enforcement: Parking of trailers and campers/rvs is prohibited by the deeds for overnight. If there is a problem and these vehicles need to be in the driveway, a phone call to a board member is necessary. Ms. Coulborn will check enforcement issues with our attorney.

Need to transfer CCHOA from grantor: this was never done and needs to be rectified.

Mr. Jim Grable submitted plans for a house on his lot. He will be sent a construction form for the board to act upon.

CONSIDERATION OF UPCOMING MEETINGS

The next board meeting is scheduled for April 27th, 2004, at the home of Ms. Coulborn.

MEETING ADJOURNED AT 4:16PM

MINUTES SUBMITTED BY BILL TRIMBLE

MINUTES REVISED AND RESUBMITTED BY CCHOA BOARD