

**CCHA**  
**REGULAR BOARD MEETING**  
**APRIL 27, 2004**

Present: Camille Coulbom, President; Board members Gallagher, Elam and Lindgren.

Also Present: Seventeen guests (list attached)

The meeting was called to order at 2:00 PM by President Coulbom.

The President made a brief statement and expressed her concerns about our collective lack of communication and the need for a community "problem solving" approach to a particular issue.

Minutes from two previous meetings (3/2/04 & 3/20/04) will be organized and presented at a future meeting.

Mr. Elam & Mr. Lindgren reported that they had made a final inspection of the subdivision and that two lots had recently been cleared. All ship-shape!

The President announced that because of the one seat vacancy on the Board, Jack Masters had volunteered to fill in for the remainder of the term; and that his appointment would be made later in the session.

**OLD BUSINESS**

President Coulbom said she has been in touch with our Association lawyer for legal information regarding the "boat ramp/fishing tournament issue" gathering facts to help justify the Board's unanimous stance on the issue. The lawyer was emphatic in his determination that the Board has the right and the duty to regulate ramp activities. The Board has the authority to set standards based on the "Deed of Restrictions" and the "By-Laws". The Board cannot be selective in its variances hence it cannot be selective in enforcement. The President said, "We are charged to enforce the "Deed of Restrictions" and we cannot do anything else until 2007 when several items and an issue of this type are re-introduced into the document."

Guest comments began with Mr. Scoone making a point-by-point presentation about the planned annual charity fishing tournament. He read four letters of support from CCHA members. One vital issue was cleared up which was a major concern of the Board. "Liability!" It was pointed out that Ronald McDonald House has, for events like these, a "single event" insurance policy that covers the "liability" issue! They insure everything using their name.

Guest comments lasted for approximately 1 1/2 hours. No motion was made by the Board to "reconsider" and the issue was "set aside until the meeting on May 3<sup>rd</sup> at the Coulborn residence.

President Coulborn announced she is expecting a letter from the Association lawyer in which he will state that the "Association" does not need to vote on "Boat Cover" standards set by the Board. A motion was made at the 2003 Annual Meeting regarding this issue and it is time action was taken. The Board of Directors (has/is) adopting the Lee County Standards which are simple and direct. (Complete boat cover info - see attached sheet)

An Architectural review letter from J. Adams from February 27, 2004 was tabled until the next meeting.

### **NEW BUSINESS**

1. John Lindgren made a motion to appoint Jack Masters to fill the Board vacancy. All in favor - motion adopted.
2. New Construction: a set of house plans has been received for Mr. & Mrs. Grable. They need a form to fill out for our records which is being mailed to them by the President.
3. We received a letter from Camille Mars, President of Captain's Cove Condos regarding their supplying water and electricity to the boat ramp area. An agreement between the two associations has been signed.
4. Boat ramp card issue... discussion, no motion made. Need to review minutes. issue will be brought up at May 3<sup>rd</sup> meeting.

President Coulborn will be gone until May 22<sup>nd</sup> or 23<sup>rd</sup>. John Lindgren made a motion to adjourn, seconded by Jim Elam. 4:00 PM



Jack H. Masters, Sr.  
Secretary, CCHA

**BOAT CANOPY STANDARDS**  
**(Lee County Policy)**

BOAT CANOPIES ARE CONSIDERED TEMPORARY STRUCTURES

1. Not to exceed 20 feet above the high water elevation at any point of the structure.
2. Must bolt to the existing boat lift and will not require a 10 foot setback.
3. Cloth covers must be removed when you leave for the summer.
4. Frame can be aluminum, galvanized steel, or stainless steel. (NO PLASTIC TUBING OR PIPE)
5. Canopy must be fabric.
6. Colors: solid white or solid neutral color (i.e. tan, beige, gray) **NO PRINTS OR DESIGNS**
7. No side curtains allowed to block a neighbor's view.

Does not require a permit from the County. It will be necessary to submit a set of plans to the Board for approval prior to construction. Obtain your form from Secretary, Jack Masters.