

**CAPTAIN'S COVE HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
December 07, 2004**

The roll was called and a quorum declared present as follows:

BOARD MEMBERS PRESENT:

Jack Masters, President
James Elam, 1st Vice-President
Susan Gallagher, Treasurer (Absent for first 10 minutes due to CCHOA business)
John Lindgren, Secretary

BOARD MEMBERS ABSENT:

Camille Coulborn

ALSO PRESENT:

Mike Faulkner, Dave Fetter, Otto Gindele, Bob Johnson, Pat Lindgren, Camille Marrs, John Paul, Joe Richard, Tom Schaffner, Roy Sheen, Paul Wedeking,

MEETING CALLED TO ORDER AT 11:06AM by President Masters

SECRETARY'S REPORT:

The minutes of the last Board of Directors Meeting November 12, 2004 was read. One correction was the location of the change order for Ms. Gallagher from Estuary to Shoal Ct. Motion to approve was made by Mr. Elam and seconded by Mr. Lindgren. Motion was carried with 3 Ayes, Ms. Gallagher arrived after vote was taken.

TREASURER'S REPORT:

Cash in bank. We have a surplus. Ms. Gallagher's question to John Paul, CCHOA accountant: "Should we keep on collecting?" John Paul talked about different ways to write the budget. Ms. Gallagher will get back to him.

COMMITTEE REPORTS:

1. Mr. Masters: Wall around sewer plant/Hook-up to Bokeelia. County game plan changed drastically because of new homes/hurricane. Back to square one to decide how to proceed with hook up. Hook Up fees: \$239,000/\$1,000 per lot. Captain's Cove doesn't have to hook up.

DISCUSSION ITEMS:

1. Instructions were given to arbitration committee. They must post when meetings are to be held. The committee will notify the board when decisions have been reached.

OLD BUSINESS:

1. President gave each board member a copy of the letter he wrote to Dick Hamp for their approval. Ms. Gallagher made a motion to approve the letter, seconded by Mr. Elam. Motion carried.
2. Instructions were given to the arbitration committee. They are to notify the board when a decision has been reached.
3. Clean-Up and Haul Away: James Elam reported that lots are gradually being cleaned up.
5. Follow-up with lawyer, Joe Adams, RE: Developer Bundschu "sign-off": There is an 11 page document which will have to be revised. Our attorney is revising at the request of Mr. Bundschu's attorney. Joe Adams has assigned our association to another attorney in his office, Jason H. Mikes, Esq.

NEW BUSINESS:

1. We have not had a "Buildings and Grounds" committee for several years. James Elam and John Lindgren were appointed to chair this committee.
2. The board approved the letter to be sent to Mr. Scoone. Motion made by Ms. Gallagher to send the letter, seconded by Mr. Lindgren. Motion carried.
3. Hank Groves requests a change to a small pool.
4. Sewer plant replacement fence: After some discussion, Mr. Elam made a motion to replace the fence around the sewer plant exactly as it was before the hurricane damage. The motion was seconded by Mr. Lindgren. Motion carried.
5. Wall around Waste Water Treatment Plant: Jack Masters made several calls to check on the height of walls, prices and effectiveness of the walls. Those who had built the walls said they would never do it again as they do not stop the odor and the cost is very prohibitive! "We have done all we can do to bring our plant up to code."

OTHER:

1. Bob Johnson asked if Ed Lubejko had filled out a request for a metal roof. Jack Masters will give him a call.

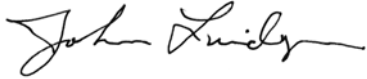
2. Ms. Gallagher mentioned the need for cleaning cul-de-sacs and canals. People are concerned about plugged culverts. They should be notified that if they are cleaned they will quickly plug up again.

Several street lights need repair. We are being charged for lights at the sewer plant. Mr. Lindgren will look into the matter.

MOTION TO ADJOURN BY Ms. Gallagher at 12:15PM.

MOTION SECONDED BY Mr. Lindgren

SUBMITTED BY:



John Lindgren
CCHOA Secretary