

CAPTAIN'S COVE HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
January 04, 2005

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

BOARD MEMBERS PRESENT:

Jack Masters, President
James Elam, 1st Vice-President
John Lindgren, Secretary
Susan Gallagher, Treasurer

BOARD MEMBERS ABSENT:

Camille Coulborn

ALSO PRESENT:

Denny Bireley, Otto Gindele, Dick Hamp, Pat Lindgren, Joe Richard, Carolyn
Rockey

MEETING CALLED TO ORDER AT 11:03AM by President Masters

PLACE OF MEETING: Home of Mr. Masters, 7771 Breakwater Ct., Bokeelia

SECRETARY'S REPORT:

The minutes of the last Board of Directors Meeting December 07, 2004 was read.
Motion to approve was made by Ms. Gallagher and seconded by Mr. Lindgren. Vote on
motion was unanimous. MOTION CARRIED.

The minutes of the Board of Directors Budget Meeting on December 28, 2004 was read.
Motion to approve was made by Ms. Gallagher and seconded by Mr. Elam. Vote on
motion was unanimous. MOTION CARRIED.

TREASURER'S REPORT:

Assessments to property owners went out yesterday (01-03-05). CD's ready to renew. A
motion was made by Mr. Elam to allow Ms. Gallagher to research CD rates. Motion was
seconded by Mr. Lindgren. Vote on motion was unanimous. MOTION CARRIED.

GUEST COMMENTS:

1. Mr. Hamp concerned about the debris in the yards and lots being picked up.
He was assured by Mr. Elam (Buildings and Grounds Committee) that there is
ongoing progress.

2. Mr. Hamp presented options to improve the aesthetic qualities of our wastewater plant. He said that he would pay the difference between putting up a wooden fence (to conceal the wastewater plant) and the existing chain-link fence (on the side that abuts his property) that needs to be replaced due to hurricane damage. He also presented ideas on vegetation to improve the appearance as well as buffering the noise that is made by the wastewater plant.

DISCUSSION ITEMS:

1. The option of replacing the chain-link fence around the wastewater plant was discussed. Mr. Masters said that he believed that it was a requirement for safety reasons to use the chain-link fence. Mr. Elam stated that he would check on the requirements and get back to the Board and Mr. Hamp.

OLD BUSINESS:

1. Mr. Lindgren (Buildings and Grounds Committee) reported that lots are being cleaned up. The work on the cul-de-sacs is being delayed due to the traffic of repair crews working on homes in the subdivision.
2. Chain link fence at wastewater plant-See Discussion Items.
3. The flag pole has been put up at the boat ramp and the flag is flying.

NEW BUSINESS:

1. Ms. Gallagher, Mr. Lindgren and Ms. Coulborn were appointed to the nominating committee for the 2005 election of Board of Directors.
2. Ms. Gallagher needs 2 appointments for the Administration and Finance Committee.
3. Pat and John Lindgren presented draft of "Primary Notice of Annual Meeting" to the Board. The annual meeting will be held at the Fishers of Men Lutheran Church. Notice will be sent out today (01-04-05). A motion was made by Mr. Elam to have voting ballots returned to Mr. John Paul again. The motion was seconded by Mr. Lindgren. Vote on motion was unanimous. MOTION CARRIED.
4. Ms. Gallagher made a motion to continue to maintain Captain's Cove Homeowners Assn. website after some discussion. Motion was seconded by Mr. Elam. Vote on motion was unanimous. MOTION CARRIED.

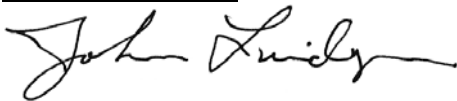
OTHER:

1. Pat Lindgren presented an article written by Joe Adams, CCHOA attorney. The consensus was that it “might be a good article” to send out with the President’s Letter after the annual meeting.
2. Ms. Gallagher will attempt to find people to work on updating our website.
3. Mr. Gindele wanted to know if the Hearing Committee was covered by CCHOA insurance. Mr. Masters will check on that and get back to him.
4. Mr. Masters made the announcement of a HOA workshop, sponsored by Becker and Poliakoff, P.A., being held this weekend. Free to anyone wanting to attend.

MOTION TO ADJOURN BY Ms. Gallagher at 12:05PM.

MOTION SECONDED BY Mr. Lindgren

SUBMITTED BY:



John Lindgren
CCHOA Secretary