

CAPTAIN'S COVE HOMEOWNERS ASSOCIATION, INC.
SPECIAL BOARD OF DIRECTORS MEETING
January 24, 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

BOARD MEMBERS ABSENT:

Susan Gallagher, Treasurer
Camille Coulborn

ALSO PRESENT:

Otto Gindele, Pat Lindgren, Carolyn Rockey

MEETING CALLED TO ORDER AT 11:16AM by President Masters

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

DISCUSSION ITEM:

Mr. Masters reports in regard to chain-link fence being a State or County requirement: No longer exists. Any fence material 6 feet high may be used. Pat Day, our engineer with TKW, "quoted book and verse."

OLD BUSINESS:

1. Chain link fence at wastewater plant:
 - a. Report from the Buildings and Grounds Committee regarding the price for a new wooden fence around the sewer plant. Mr. Elam reports that he will get a more accurate estimate now that the area around the sewer plant has been cleaned. He states that the cost of the wood fence would be within the budget allotted for that replacement. He will perform some of the installation (i.e. barbed wire around the top of the fence) in order to keep costs down. He will get a written estimate once the correct measurements for the fence are taken.
 - b. Motion passed at Board of Directors Meeting on 12-07-04 needs to be rescinded and a new motion passed:

Mr. Elam made a motion to rescind the motion made on December 07, 2004 regarding the replacement of the fence surrounding the sewer

treatment plant. Motion was seconded by Mr. Lindgren. Vote on motion was unanimous. MOTION CARRIED.

Mr. Elam made a motion to replace the wood fence and the chain-link fence with a six (6) foot wood fence. The fence will include barbed wire around the top for security reasons. Motion was seconded by Mr. Lindgren. Vote on motion was unanimous. MOTION CARRIED.

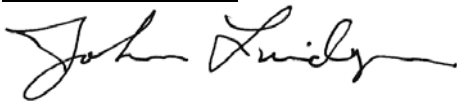
OTHER:

1. Voting procedures for the Annual Meeting were discussed. Mr. Masters referred to a letter from attorney Joe Adams in response to questions.
2. Mr. Elam suggested that people be appointed in advance to count ballots at the Annual Meeting.
3. Mr. Masters informed Mr. Gindele that the Hearing Committee was covered by CCHOA insurance.

MOTION TO ADJOURN BY Mr. Lindgren at 11:45A.M.

MOTION SECONDED BY Mr. Elam

SUBMITTED BY:



John Lindgren
CCHOA Secretary