

CAPTAIN'S COVE HOMEOWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
February 01, 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  
Camille Coulborn

ALSO PRESENT:

Denny Bireley, Pat Lindgren, Carolyn Rockey

MEETING CALLED TO ORDER AT 11:11AM 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 on January 04, 2005 was read.

**Motion** to approve was made by Mr. Elam and seconded by Ms. Gallagher. Vote on motion was unanimous. **MOTION CARRIED.**

The minutes of the Board of Directors Special Meeting on January 24, 2005 was read.

**Motion** to approve was made by Ms. Gallagher and seconded by Ms. Coulborn. Vote on motion was unanimous. **MOTION CARRIED.**

Mr. Lindgren reports that the second notice for the annual meeting, with ballots enclosed, will go out tomorrow.

TREASURER'S REPORT:

Ms. Gallagher requested permission to send out fliers for the February 26<sup>th</sup> community garage sale. She will put an ad in the Eagle to advertise the sale.

Form 1099's were sent to suppliers January 28, 2005. Ms. Gallagher presented documents "Open Invoices," "Transaction Details by Account" (one for CCHOA and the other for the Sewer Treatment Plant), and "Balance Sheet." See copies attached.

Ms. Gallagher requested information concerning the company who does the sludge hauling for the sewer Treatment Plant. Mr. Elam will contact Wayne Wampler for that information.

Ms. Gallagher reports that several boat ramp keys have been lost in home sale transactions. She continues to work on getting the transactions cleared up and refunds sent as needed.

OLD BUSINESS:

1. Mr. Elam (Buildings and Grounds Committee) reported that he received two bids to replace the fence around the sewer treatment plant. He had trouble getting people to even come out to give bids and many reported that they didn't perform work on Pine Island. One bid for \$4,650.00 was received. The bidder was considered because they could get started right away. The fence will be build with treated lumber. 20 plants at a cost of \$500.00 were purchased to place around the treatment plant. It was also discussed that a drip system to water the plants would be installed. Mr. Lindgren volunteered to perform that task.

A motion was made by Mr. Lindgren to approve acceptance of the bid and to purchase the plants for landscaping around the sewer treatment plant. The motion was seconded by Ms. Coulborn. Vote on motion was unanimous.  
MOTION CARRIED.

NEW BUSINESS:

1. Mr. Masters read a letter from Ms. Burchianti commending the Board for their work following Hurricane Charley and their clean-up efforts.
2. Mr. Masters presented the board with information concerning the legalities of the Hearing Committee's meeting on the 18<sup>th</sup> of February. According to state law, at least three members of the Board must be present at the meeting and are required to make a motion as to the fine levied and the length of time in which the fine must be paid. The Hearing Committee has the power to accept the motion or to veto the motion and recommend an alternative fine.

Following discussion, a motion was made by Ms. Gallagher to fine Mr. Scoone the amount of \$1.00 to be paid to the Captain's Cove Homeowners Association and \$99.00 to be paid to Ronald McDonald House within 15 days of the date of the hearing. The motion was seconded by Mr. Lindgren. Vote on the motion was unanimous. MOTION CARRIED.

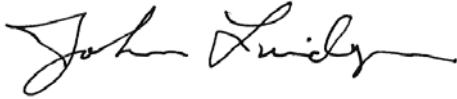
3. "Assignment of Rights" from Mr. Bundschu to CCHOA continues. The Assignment has been simplified as requested by Mr. Bundschu's Attorney. All documents requested have been furnished by CCHOA in this matter.

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MOTION TO ADJOURN BY Ms. Gallagher at 12:16PM.

MOTION SECONDED BY Ms. Coulborn

SUBMITTED BY:

A handwritten signature in black ink, appearing to read "John Lindgren". The signature is written in a cursive style with a long horizontal flourish extending to the right.

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John Lindgren  
CCHOA Secretary