

CAPTAIN'S COVE HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
March 01, 2005

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

BOARD MEMBERS PRESENT:

Jack Masters, President
James Elam, Vice-President
John Lindgren, Secretary
Susan Gallagher, Treasurer
Camille Coulborn

ALSO PRESENT:

Denny Bireley, Bob Johnson, Pat Lindgren, Carolyn Rockey

MEETING CALLED TO ORDER AT 11:02AM 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 February 01, 2005 was read.

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

TREASURER'S REPORT:

Ms. Gallagher presented the Board with copies of the following documents: Customer Balance Summary, CCHOA Balance Sheet as of February 28, 2005, Captain's Cove Sewer Treatment Balance Sheet as of February 28, 2005, and Transaction Detail by Account (Jan. thru Feb. 2005),

Ms. Gallagher reports that several owners have yet to pay their association fees. A late charge of \$25 is assessed to each and a charge of \$10 per month is added until paid.

She also reported that approximately \$500 was spent to have our attorney respond to "frivolous" inquiries about the actions of the CCHOA Board. Options were discussed on ways to prevent such expenditures in the future.

DIRECTORS' REPORTS:

Ms. Gallagher reported that she had received several complaints about people not picking up after their dogs in the neighborhood. Apparently one of the worst offenders is someone who does not live in the Captain's Cove Homeowner's addition.

Mr. Elam reported that many people had inquired about the hearing for Mr. Scoone and that he had informed them of the results. It was discussed and decided that no further action be made by the Board on this subject.

OLD BUSINESS:

1. Mr. Masters presented the letter from Mr. Trimble that he received prior to the hearing for Mr. Scoone. He will give copies to the Board members.
2. Mr. Elam (Buildings and Grounds Committee) reported that the permit to build a wood fence around the wastewater treatment plant was rejected by Lee County. According to new code, the fence must be a chain-link fence, eight (8) feet high, with coiled barbed wire around the top. The major concern is the danger of the high voltage electricity that the plant uses.

Mr. Elam reports that the wood fence that belongs to Mr. Beard, that was damaged, will be replaced by Mr. Elam with help of several neighbors in order to save money (over \$100) spent by the Association.

A MOTION was made by Ms. Coulborn to proceed with replacing the fences according to the Lee County Code stipulations. MOTION was seconded by Mr. Lindgren. VOTE WAS UNANIMOUS. MOTION CARRIED.

Mr. Elam reports that the shrubbery around the wastewater treatment plant has been planted. An irrigation system will be installed to water the plants.

3. The availability of insurance to cover the chain-link fence and the wooden fence was discussed. There is no property damage insurance on the wastewater plant, only liability.
4. Mr. Roseman (130L) is waiting on a response from Ben Armstrong for a quote to clean up his property.

NEW BUSINESS:

1. Mr. Masters read a letter from Mr. Buxbaum stating that he has contracted with a company that will begin cleaning his property and eliminating the exotics growing there. He apologizes for any inconvenience or noise that this may incur.
2. Annual Meeting.
 - a. Mr. Masters will read a letter from Joe Adams stating that letters sent from our attorney to the Board is confidential and cannot be

distributed to the CCHOA members, but that members can be informed of that information.

- b. No motions will be made at the annual meeting.
- c. Mr. Lindgren has arranged for the ballots to be picked up from John Paul by Georgia Vincent. Terry Curtin and Carolyn Rockey will register members at the meeting. Joyce Marchand, Jean Nicefield, Betty Gindele, and Joan Richard will count the ballots.

Mr. Lindgren reports that all forms required at the meeting have been formulated and printed.

- d. Ms. Gallagher presented Mr. Masters a list of all new owners to be read at the annual meeting.
 - e. It was discussed whether or not our attorney should be at the meeting. It was the consensus that he not be.
- 3. There have been many complaints about the street lights (being out or not operating correctly). Mr. Lindgren reports that the electric company is “far behind” in their efforts to correct the problem. There also has been a problem with the electric company “losing” reports. Mr. Lindgren is going to Lee County Electric’s office to help clear up some of the problems since his many calls to the company have been to no avail. Ms. Coulborn reports that the electric company had told her that it “may be up to a year” before they can get to all the street light repairs.
 - 4. The Architectural Review Committee was discussed. **A MOTION** was made by Ms. Gallagher to table the ARC research until after the clean-up of damage from Hurricane Charley was finished. **MOTION** was seconded by Ms. Coulborn. Vote on the motion was unanimous. **MOTION CARRIED.**
 - 5. Ms. Coulborn presented the Board with the suggestion to hire an agent, part-time, to help with the enforcement of the Deed of Restrictions.
 - 6. A letter from Ms. Valerie Hobbie was read by Mr. Masters. Ms. Rockey will e-mail a copy of the minutes to her.
 - 7. The subject of variances issued against our Deed of Restrictions was discussed in response to a request made by an owner. General consensus was that variances not be allowed, but extreme hardships and shape of lot be taken into account.

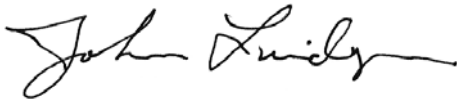
GUEST COMMENTS:

1. Mr. Bob Johnson wanted notice of the meetings of the Board of Directors further in advance. It is a requirement of our By-Laws that Board Meetings be posted at the boat ramp 48 hours before the meeting. Regular Board of Directors meetings are usually held the first Tuesday of each month at 11:00AM at the home of Mr. Masters.
2. It was also discussed having a "Notice Posted" sign put out along the street in front of the boat ramp area to notify members to check the sign post.

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

MOTION SECONDED BY Mr. Lindgren

SUBMITTED BY:



John Lindgren
CCHOA Secretary