

CAPTAIN'S COVE HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
December 05, 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
Don Weiderhold

ALSO PRESENT:

Ted Stickler (Captain's Harbor Condos), Jay Catlin (Captain's Cove Condos),
Dennis Bireley, Bob Johnson, Pat Lindgren, Ed & Susan Lubejko

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 Board of Directors Meeting on May 03, 2005 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:

Ms. Gallagher presented the board with a Budget Review for 2005, 2005 Projected Actual and 2006 Proposed Budget.

Motion to approve the 2006 Proposed Budget was made by Mr. Lindgren and seconded by Mr. Weiderhold.

DISCUSSION ITEMS:

1. It was suggested that prescription pets be addressed in our rewriting of our Deed of Restrictions.
2. It was suggested that a committee be formed to modify and update our Deed of Restrictions in 2007. Mr. Johnson volunteered to be on such committee.

GUEST COMMENTS:

1. Jay Catlin (Captain's Cove Condos) reports that it hasn't been decided what kind of tree will be planted to replace the tree by the boat ramp that was destroyed by Hurricane Charley.

OLD BUSINESS:

1. Mr. Lubejko has reduced the height of the posts at the sides of his driveway to the height of mail boxes. He reports that he has a lot of traffic driving through his driveway and the posts and chains are to restrict that traffic. There have been several complaints from neighbors about the appearance of the fence across both ends of his circular driveway. It was suggested that names of violators be turned into the county and that something could be placed across the middle of the driveway that would not affect the aesthetics.
2. Boat ramp sign. It was suggested by the board to have 2 signs. It was referred to the Buildings and Grounds committee.
3. Street Lights. Denny Bireley has contacted Lee County Electric on their internet site, reported the street light outages, and the lights have been repaired.
4. Mr. Masters has received a letter signed by Mr. Scoone adhering to agreements concerning the fishing tournament at Captain's Cove.

NEW BUSINESS:

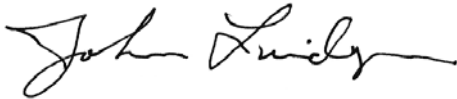
1. Estimates were received to replace the large sign at the entrance of Captain's Cove. For a new sign, both sides, an estimate of \$11,280.00 was received. It was suggested by Mr. Elam that we consider an alternative action. Mr. Joe Richard has volunteered to help build a new sign with help from the condos. Mr. Elam made **a motion** that the sign be examined, make an estimate of materials, and get back to the board with the results. **Motion was seconded** by Mr. Weiderhold. **Vote was unanimous.** Motion carried.
2. Budget-86 Home, 47 lots. Homeowner's fees will be decreased \$41.28 and lot owner's fees will be decreased \$62.04.
3. Ms. Gallagher reports there has been "no definite answer" pertaining to the insurance settlement.
4. Mr. Peters' letter sent to CCHOA in response to letter sent out concerning the cleanup and repairs from Hurricane Charley reported that he was upset about getting the letter and that he was waiting for a check from his insurance company. It was reported that Mr. Peters has no permit and there was speculation whether or not he is really trying to complete the work. Mr. Elam will notify Lee County building department.
5. The wooden fence on the east side of the sewer plant was replaced by CCHOA exactly like the one that was blown down by Hurricane Charley.
6. Dead trees on Mr. Dunsmore lots need to be removed. Letter to be sent.
7. Unightly newspaper boxes at the entrance to Captain's Cove. Mr. Bireley had called to have it removed-no action to be taken as reported by The News-Press.
8. Sewer Issue: new pumps on the market that can cut materials up. Equipment damage from Hurricane Wilma discussed.
9. Rezoning of the area bordered by Barrancas, Quail Trail, and Stringfellow-owned by High Tower. It was decided that the Board needs to look at the material and then decide if the Board should take a stand on the rezoning request.

10. A time-table for the repairs from Hurricane Charley to be finished was discussed. Ms. Gallagher made **a motion** to send an e-mail to our attorney for guidelines for establishing such a time-table. The **motion was seconded** by Mr. Lindgren. **Vote was unanimous**. Motion carried.
11. Deed violations reported. Mr. Elam will talk to Mr. Nichols and Mr. Lindgren will contact Mr. Dougherty concerning boat and trailer parking violations.
12. Letters to be sent out to remind realtors of correct sign sizes to be used in CCHOA.
13. Due to the untimely death of our accountant, Mr. John Paul, Ms. Gallagher will find another accountant for our association.

MOTION TO ADJOURN BY Mr. Elam at 12:40 PM.

MOTION SECONDED BY Mr. Lindgren.

SUBMITTED BY:

A handwritten signature in cursive script that reads "John Lindgren".

John Lindgren
CCHOA Secretary