

CAPTAIN'S COVE HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
October 03, 2006

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

BOARD MEMBERS PRESENT:

Don Wiederhold, President
Susan Gallagher, Treasurer
Jack Masters

BOARD MEMBERS ABSENT:

James Elam, Vice-President
John Lindgren, Secretary

ALSO PRESENT:

Bob Johnson, Carolyn Rockey, Chris Wiederhold

MEETING CALLED TO ORDER AT 9:01AM by President Wiederhold

PLACE OF MEETING: Home of Mr. Wiederhold, 16350 Estuary Ct., Bokeelia

SECRETARY'S REPORT:

1. The minutes of the Board of Directors Meeting on September 21, 2006 was read. There was a correction to the minutes. **MOTION** to approve with correction was made by Ms. Gallagher and seconded by Mr. Masters. Vote on motion was unanimous. **MOTION CARRIED.**

TREASURER'S REPORT:

1. **Ms. Gallagher** reports that we are operating within our budget.
2. She reports that the insurance policies were just received and she will report on the coverage for common areas at the next meeting.

OLD BUSINESS:

1. The electrician (**Chris Burke**) has applied for the permit to repair the light on the main entrance sign and is waiting for that to begin the work.
2. **Mr. & Mrs. Wiederhold** in their pursuit of developing a disaster plan for Captain's Cove HOA will visit the Lee County Emergency Management office and retrieve information as well as guidelines to develop the plan.
3. **Mr. Groves** application for a dock and boat lift was discussed and determined that much more information is needed before making an informed decision.
4. The paperwork for **Mediation with Mr. Peters** is at the Florida state offices and has to be processed before mediation can take place.

5. Mr. Wiederhold will meet with a representative at Allied Protection Services to discuss options for policing the association, such as boat ramp abuses and other DOR violations.

NEW BUSINESS:

1. **Mr. Masters** reported that the **Dunsmore** property was unable to be mowed due to the stumps on the property and he had his yardman mow it. It was suggested that the stumps be addressed when dead trees have to be removed from lots.
2. Complaints from neighbors have been received concerning the burning of stumps by **Mr. Fetter** on vacant lots. **Mr. Wiederhold** will address the issue.
3. Letter to be sent to **Beavers-Elliott** concerning more frequent mowing of their grass.
4. **Mr. Johnson** reported that the area inside the sewer treatment plant needed to be cleaned. Ms. Gallagher will contact the appropriate person to do it.

DOR COMMITTEE REPORT:

1. **Mrs. Wiederhold**, chairman, reports that she has sent copies of the drafts received from attorney Joe Adams to all committee members and has received a lot of good suggestions concerning the revision of the Deed of Restrictions. She has contacted committee members to order to select a time to schedule a committee meeting when a majority of the members are able to attend.

GUEST COMMENTS:

NONE

DISCUSSION ITEMS:

1. DOR revision suggestions.

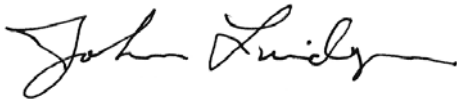
NEXT BOARD MEETING:

Tuesday, November 07, 2006 at 9:00AM at the home of Mr. Wiederhold,
16350 Estuary Ct., Bokeelia

MOTION TO ADJOURN: Ms. Gallagher at 9:48AM.

MOTION SECONDED: Mr. Masters

SUBMITTED BY:



John Lindgren
CCHOA Secretary