

CAPTAIN'S COVE HOMEOWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
December 05, 2006

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

BOARD MEMBERS PRESENT:

Don Wiederhold, President  
James Elam, Vice-President  
Susan Gallagher, Treasurer  
John Lindgren, Secretary  
Jack Masters

ALSO PRESENT:

Bill Burchianti, Fred Hinsch, Bob Johnson, Pat Lindgren, Camille Marrs, Tom Marrs, Joe Richard, Ted Stickler, Chris Wiederhold

MEETING CALLED TO ORDER AT 9:05AM 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 November 07, 2006 was read. **MOTION** to approve was made by Ms. Gallagher and **seconded** by Mr. Masters. Mr. Wiederhold, Mr. Lindgren, Ms. Gallagher, Mr. Masters voted in favor of the motion. Mr. Elam did not vote. **MOTION CARRIED.**

TREASURER'S REPORT:

1. **Ms. Gallagher** reports that we were \$2,000 over our 2006 Budget because of legal fees incurred by homeowners in violation of the DOR.
2. We had a "smooth sailing" year concerning the sewer plant.
3. She presented the 2007 Budget. There will be an increase in Association fees for 2007: Home Owners \$339.91 (in 2006) and \$400.64 (in 2007), (a \$60.73 increase); Lot Owners \$222.75 (in 2006) and \$336.00 (in 2007), (a \$113.25 increase).  
Mr. Lindgren made a **motion to approve the budget for 2007.** Motion was seconded by Mr. Masters. Mr. Wiederhold, Mr. Lindgren, Ms. Gallagher, Mr. Masters voted in favor of the motion. Mr. Elam did not vote. **MOTION CARRIED.**
4. There was a discussion whether or not owners should pay a "ready-to-serve" fee toward the sewer plant in lieu of a hook-up to the Pine Island Sewer in the future.

OLD BUSINESS:

1. **Allied Protection Services** is patrolling the boat ramp for 4 hours one day a week.  
**Concerns at the boat ramp:** Only people who are in the condos and the homeowners association are allowed use of the ramp; powering on and off of boats.  
**Allied Protection Services** has car patrols 3 nights a week and will also approach violators of our DOR with a notice.  
**Mr. Wiederhold** asked for suggestions on what specific duties we want the security guards to perform.  
There was a discussion on the use of a sticker on the boats. Guests could obtain a temporary sticker. The subject was tabled until a later date.
2. **Mr. Peter's issue:** Trailer has been moved. A discussion followed on 'what makes a vehicle legal to be parked on driveway.' Mediation on Dec. 06, 2006.

NEW BUSINESS:

1. **Boat Ramp and Dock** in need of repair. We have a reserve fund to pay for expenses. Mr. Elam had two proposals: One for \$1050.00 and the other for \$639.00. A discussion followed on what type of materials should be used. Mr. Lindgren made a **motion to use pressure-treated wood on the stringers.** The **motion was seconded** by Mr. Masters. Mr. Wiederhold, Mr. Lindgren, Ms. Gallagher, Mr. Masters voted in favor of the motion, Mr. Elam did not vote. **MOTION CARRIED. An amendment was added to the motion:** Mr. Lindgren made a **motion to use plastic decking** on the dock and **to wrap the pilings in plastic.** **Motion was seconded** by Mr. Masters. Mr. Wiederhold, Mr. Lindgren, Ms. Gallagher, Mr. Masters voted in favor of the motion. Mr. Elam did not vote. **MOTION CARRIED.**

DOR COMMITTEE REPORT:

1. **Mrs. Wiederhold** reported that progress was being made by the DOR committee. There was a question concerning the difference of assessment between the county and the association. They hope to have them completed in January. She asked for input on whether to allow hedges. Many already have them.

GUEST COMMENTS:

DISCUSSION ITEMS:

NEXT BOARD MEETING:

Tuesday, January 02, 2007 at 9:00AM at the home of Mr. Wiederhold,  
16350 Estuary Ct., Bokeelia

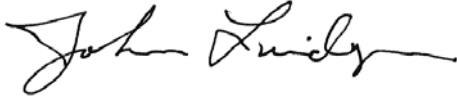
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MOTION TO ADJOURN: Mr. Lindgren at 10:45AM.

MOTION SECONDED: Mr. Masters

Vote on motion was unanimous. **MOTION CARRIED.**

SUBMITTED BY:

A handwritten signature in black ink, appearing to read "John Lindgren". The signature is fluid and cursive, with a long horizontal stroke at the end.

John Lindgren  
CCHOA Secretary