

CAPTAIN'S COVE HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
January 02, 2007

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

BOARD MEMBERS PRESENT:

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

ALSO PRESENT:

Karen Aust, Dennis Bireley, Denise Dagget, JoAnn Elam, David Fetter, Terry Gallagher, Dick Hamp, Bob Johnson, Pat Lindgren, James & Madelon O'Neill, Alan Peters, Joe & Joan Richard, Harold Robinson, Carolyn Rockey, Brian Vincent

MEETING CALLED TO ORDER AT 9:09AM by Vice-President Elam

PLACE OF MEETING: Home of Mr. Masters, 7771 Breakwater Ct., Bokeelia

SECRETARY'S REPORT:

1. The minutes of the Board of Directors Meeting on December 05, 2006 was read. **MOTION** to approve with correction was made by Mr. Elam and **seconded** by Mr. Masters. **MOTION CARRIED.**

TREASURER'S REPORT:

1. **Ms. Gallagher** reports that Captain's Cove Condos pay a percentage, based on the number of condos plus the number of parcels in CCHOA, of the charges for the boat ramp.
2. **Ms. Gallagher** asked if anyone had knowledge of the contract between CCHOA and CC Condos concerning use of the boat ramp. She will research.
3. A **Certificate of Deposit** is due to roll over January 14th, and Ms. Gallagher asked if she should renew or look into other options. Other members of the Board told her to use her discretion in making the decision.
4. **Ms. Gallagher** asked for one other member of the Board to put their name, along with hers, on the **signature card for the CCHOA safe deposit box** at the bank, due to Mr. Wiederhold's resignation. No one volunteered.

OLD BUSINESS:

1. **Allied Protection Services**/boat ramp security-discussed options for obtaining a golf cart for the guard's use once a week. Since we do not have a golf cart for his use, Ms. Gallagher asked for money to reimburse him for the use of his own car. No motion was made.

2. **Mr. Field** has refused to pay the fee for trimming his mangroves. A **MOTION** was made by **Mr. Masters** to send the information to the attorney for collection. The **MOTION** was **seconded** by **Mr. Lindgren**. Vote on motion was unanimous. **MOTION CARRIED.**
3. **Mr. Elam** reports that he will repair the boat dock and will use the materials that were discussed and selected at the last Board meeting.
4. **Ms. Gallagher** reported that the **mediation** with **Mr. Peters** took place on December 06, 2006. A **gag order** was placed on all participants of the mediation. If any party of the mediation is in violation of the gag order, all provisions of the mediation will be null and void.
5. The need for an Emergency Plan for CCHOA was discussed. In particular, a generator needs to be available in case of another extended power loss as was the case with Hurricane Charley. Mr. & Mrs. Wiederhold had been working on developing an Emergency Plan for CCHOA.
6. **Mr. Elam** asked what committees are now in force. Responses included the "DOR Committee", "Building and Grounds Committee," and the "Welcoming Committee." The Fining Committee is not active at this time, but can be called up when needed.

NEW BUSINESS:

1. **Mr. Lindgren** read **Mr. Wiederhold's letter of resignation**. It was recommended that a letter of appreciation be sent to Mr. Wiederhold for his service on the Board. **Mr. Lindgren** made a **motion** that a letter of appreciation be written. **Mr. Masters** seconded the motion. **MOTION CARRIED.**
2. **Mrs. Wiederhold** has submitted her resignation from the DOR Committee.
3. **Ms. Gallagher** suggested that a donation be given to FISH in Marvin Wilkie's memory. No motion was made.
4. **Mr. Elam** reported that the sewer lift station had been plugged up again with what looked to be "dental floss." He requested that people be more careful about flushing objects such as rags or other objects that damage the treatment plant pumps because they are expensive to replace.

GUEST COMMENTS:

1. Mrs. Dagget, Mrs. Elam, Mr. Johnson, and Mr. Hamp expressed their dissatisfaction that the Board had hired the Security Company. They thought that the decision should have been brought to a vote before the entire CCHOA membership.
2. Mr. Hamp was not pleased that his neighbor, Mr. Nicefield, had received a letter from the Board that they were in violation of the Deed of Restrictions after Mr. Hamp had put his boat in their driveway.
3. Mr. Robinson was also not pleased that he had received a letter from the Board that he was in violation of the Deed of Restrictions for leaving his boat and trailer in his driveway.

5. Mr. O'Neill expressed his sentiments that the letter, that his daughter-in-law, also a CCHOA member, had received notifying her that she was in violation of the Deed of Restrictions for dead trees on her property that needed to be removed, was "a nasty, threatening letter." Mr. Bireley explained that letters sent out by the Board are basically "form letters" with the specific violation listed, quoted directly from our Deed of Restrictions.
6. Mr. Peters wanted to know how the DOR Committee members were selected. Board members informed him that volunteers had been asked for during the 2006 Annual Meeting, and in notices sent prior to that meeting; that a list of names from each Board member was submitted to the Board; and the Board selected 7 names from all the lists.
7. Mrs. Lindgren reported that she and Mr. Lindgren, as members of the "Welcoming Committee," contact new CCHOA members to help them become oriented into our community. They supply information such as Board member names and phone numbers, when Board meetings are held and notices posted, and any other information they request or that may be useful to them.
8. Ms. Dagget expressed her anger at receiving, and the legal expense of, a letter from the association attorney, requesting a time line for repairs to her hurricane damaged home, after receiving and ignoring letters from the Board requesting the same information. It was explained to her that letters are sent by the attorney usually after 3 letters are sent from the Board and receive no response.
9. Mr. Gallagher explained that the DOR Committee is trying to draft a new DOR that will, if voted for by the entire association, be more lenient about some things such as temporarily parking boats, boat trailers and motor homes in driveways.
10. Ms. Rockey explained that the Board cannot, acting under the direction of attorney Joe Adams, be selective in enforcing the Deed of Restrictions; that the Board is bound by law to enforce or can be sued if they don't.
11. Ms. Gallagher informed the audience that all new owners are given a copy of our Deed of Restrictions and Bylaws as part of the closing on the property. New members also are required to sign a contract that they will abide by those documents.

NEXT BOARD MEETING:

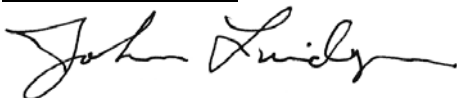
Tuesday, February 06, 2007 at 9:00AM at the home of Mr. Masters, 7771
Breakwater Ct., Bokeelia

MOTION TO ADJOURN: Ms. Gallagher at 10:34AM.

MOTION SECONDED: Mr. Masters

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

SUBMITTED BY:



John Lindgren
CCHOA Secretary