

CAPTAIN'S COVE HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
February 06, 2007

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

BOARD MEMBERS PRESENT:

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

ALSO PRESENT:

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

MEETING CALLED TO ORDER AT 9:00AM 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 January 02, 2007 was read. **MOTION** to approve was made by Ms. Gallagher and **seconded** by Mr. Masters. Vote on motion was unanimous. **MOTION CARRIED.**

TREASURER'S REPORT:

1. **Ms. Gallagher** reports assessment fees are due February 21st. Late fees will be added if not paid by that date.
2. **Mr. Field**'s bill for the trimming of his mangroves has gone to the attorney for collection.
3. A **Certificate of Deposit** is due to roll over February 14th and will "turn over."
4. **Wayne Wampler**'s bill for repair of a sewer pump was \$620. His monthly service bill is \$475. In December 2006 the sewer maintenance bill was \$1,127.50.

NEW BUSINESS:

1. After a lengthy discussion, a **MOTION** was made by **Mr. Masters** to nominate **Mr. Bireley** to fill the Board vacancy left by **Mr. Wiederhold**'s resignation. **Mr. Lindgren** seconded the motion. **Mr. Masters** made a motion that Mr. Elam was out of order by refusing to call for a vote. The

- MOTION** was seconded by Mr. Lindgren. A vote was called for. Vote on motion was unanimous. **MOTION CARRIED.**
2. **A MOTION** was made by **Mr. Bireley** to elect **Mr. Masters** as Board President. The **MOTION** was seconded by **Mr. Lindgren**. **Mr. Masters** made a motion that **Mr. Elam** was out of order by refusing to call for a vote. The **MOTION** was seconded by **Mr. Lindgren**. A vote was called for. **Mr. Lindgren, Ms. Gallagher, Mr. Masters, Mr. Bireley** voted in favor of the motion. **Mr. Elam** voted against. **MOTION CARRIED.**
 3. **Mr. Holbrook** presented a petition to the Board for the **removal of Board Members Mr. Masters, Ms. Gallagher and Mr. Lindgren.**

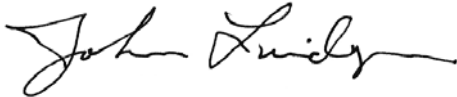
DISCUSSION ITEMS:

1. Duties of the Treasurer.
2. Legal Fees.
3. Deed Violations.
4. Peters Mediation order.

MOTION TO ADJOURN: Mr. Lindgren at 10:08AM.

MOTION SECONDED: Mr. Masters

SUBMITTED BY:



John Lindgren
CCHOA Secretary