

CAPTAIN'S COVE HOMEOWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
December 03, 2007

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

BOARD MEMBERS PRESENT:

Dick Hamp, President  
Terry Gallagher, 1<sup>st</sup> Vice-President  
Fritz Hinsch, 2<sup>nd</sup> Vice-President  
Denny Bireley, Secretary  
Debby Wedeking, Treasurer

ALSO PRESENT:

Ken Cox, Susan Gallagher, Otto Gindele, Wayne & Myrn Holbrook, Scott Lieb,  
Robert Montgomery, Al Peters, Jan Peterson, Joe & Joan Richard, Jim Steckley,  
Paul Wedeking

Tom & Camille Marrs from Captain's Cove Condos.  
Ted Stickler & Jay Catlin from Captain's Harbor Condos.

MEETING CALLED TO ORDER AT 6:35PM by President Hamp.

PLACE OF MEETING: Century 21 Sunbelt Realty, 10191 Stringfellow Rd., St. James  
City, FL 33956

SECRETARY'S REPORT:

1. The minutes of the Board of Directors Meeting on November 05, 2007 were read. **MOTION** to approve was made by **Mr. Gallagher** and seconded by **Ms. Wedeking**. Vote on motion was unanimous. **MOTION CARRIED.**

TREASURER'S REPORT:

1. **Ms. Wedeking** presented the **Proposed Budget for 2008.** **MOTION** to approve was made by **Mr. Bireley** and seconded by **Mr. Hinsch**. Vote on motion was unanimous. **MOTION CARRIED.**

OTHER OFFICER'S REPORTS:

1. **Mr. Hamp** reported that the drive that was put on the Buxbaum property was not a permanent drive.
2. **Mr. Gallagher** reported on the progress being made at the Sewer Treatment plant. He stated that there were three units at the sewer plant, but only one of them was in working condition. He was able to purchase a pump on e-Bay for \$800 versus the previously quoted price of \$2,500 for the same pump.

2. **Mr. Hirsch** reported that the estimated cost of the sewer plant repairs (including the pump house and new plumbing) to be \$15,685.00. He asked for volunteers to help keep the costs down, which he estimated would cut cost by 40%. Jay Catlin (CHC) stated that he would be able to get volunteers.
3. **Sewer Reserve Allocation** will be used to pay for the repair expense.

COMMITTEE REPORTS:

1. **Mr. Montgomery** reported that the home page on Captain's Cove website is up and running, but the site lacks data.
2. **Mr. Holbrook**, liaison with Lee County concerning Sewer Updates, reported that **Wayne Gunther** has received approval for his planned sewer project, but can't meet some of the stipulations.

OLD BUSINESS:

1. Mr. Richard reports that he has repaired the light at the boat ramp.
2. The tree has been planted at the Boat Ramp. Mr. Marrs phoned to report that he had Drew Smith come out and check on it because it looked so wilted. Mr. Smith said that it should be alright, but he would replace it if it died.

NEW BUSINESS:

1. **Community garage sale** planned for the last Saturday in February.

GUEST COMMENTS:

1. **Mr. Peters** issued a statement concerning the rope on his roof.
2. **Mr. Cox** commented that the board was appointed, not elected.

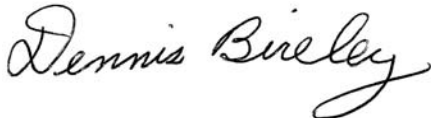
NEXT BOARD MEETING:

Monday, January 07, 2008 at 6:30PM at Century 21 Sunbelt Realty, 10191 Stringfellow Rd., St. James City, FL 33956

MOTION TO ADJOURN: **Mr. Bireley** at 8:15PM.

MOTION SECONDED: **Ms. Wedeking**

SUBMITTED BY:



Dennis Bireley  
CCHOA Secretary