

CAPTAIN'S COVE HOMEOWNERS ASSOCIATION, INC.
ANNUAL MEMBERS MEETING
March 05, 2010

The roll was called and a quorum (30%=40) declared present as follows:

13 Owners Present & 36 Proxies= 49 of 133 Total Properties

BOARD MEMBERS PRESENT:

Debby Wedeking, 1st Vice-President
Denny Bireley, Secretary

BOARD MEMBERS ABSENT:

Judy Burchianti, 2nd Vice-President
Fritz Hinsch, Treasurer

ALSO PRESENT:

See Roster of 2010 Annual Meeting.

MEETING CALLED TO ORDER AT 7:01PM by **Acting-President Ms. Wedeking.**

PLACE OF MEETING: Fishers of Men Lutheran Church, 10360 Stringfellow Road,
St. James City, FL

MEMBERS WERE SIGNED IN and Proxies were collected by **Carolyn Rockey.**

SECRETARY'S REPORT:

1. "Proof of Notice of Meeting" was presented by **Mr. Bireley.**
2. The minutes of the Annual Meeting on March 05, 2009 were read.
A **MOTION** to approve the minutes was made by **Mr. Goula** and
seconded by **Mr. Richard.** Vote on motion was unanimous.
MOTION CARRIED.

TREASURER'S REPORT:

1. **Ms. Wedeking** had hand-outs available (**Financial Statements for 2009**) for
owners. **Ms. Wedeking** answered questions concerning expenditures.
2. The **Budget for 2010** was approved in **Nov. 2009** by the Board.
3. At the request of Ms. Wedeking a **MOTION** was made by **Mr. Nicefield**
to roll over any excess funds from the CCHOA accounts from 2009 to 2010.
MOTION was seconded by **Mr. Lindgren.** Vote was unanimous.
MOTION CARRIED.

PRESIDENT'S REPORT:

1. **Ms. Wedeking** welcomed new owners to Captain's Cove:
Gerald & Kathleen Brobst who bought a home on Boyce Dr.
Elena & John McLean who bought a home on Gabion Ct.
Andy & Peg Malinoski who bought a home on Breakwater Ct.
Jim & Carla Manney who bought a home on Shoal Ct.
2. Tribute to Terry Gallagher.
3. **Ms. Wedeking** thanked Board Members **Denny Bireley** for sourcing a new attorney and **Fritz Hinsch** for taking on the treasury duties.
4. **Ms. Wedeking** thanked Dave Fetter for mowing and cleaning the cul-de-sacs and drainage field. Also, for monitoring the pumping station alarm and contacting the sewer operator.

Bob Johnson for putting up the garage sale signs last month.

Tom Schaffner for trimming the unruly plants on the ramp wall and **Paul Wedeking** for caring for the new plants at the ramp.

Jim Grable for installing the new bumpers on pilings at the ramp dock.

Otto Gindele, Andy Malinoski and Joe Richard for repairing the flag pole.

Carolyn Rockey and **Paul Wedeking** for volunteering to help with the annual meeting.

5. **Ms. Wedeking** asked for any nominations for the Board from the floor. No nominations were made.

UNFINISHED BUSINESS:

1. **Captain's Cove Website** is up and running.

GUEST COMMENTS:

1. **Mr. Richard** asked about the status of the sewer treatment plant. **Ms. Wedeking** reported that the sewer plant passed DEP inspection in 2008 and that the plant has to be recertified every 5 years.
2. In response to several questions **Mr. Hamp** explained that it would require Lee County enactment of an ordinance to keep people from cast-netting in our canals.
3. **Ms. Wedeking** explained the 2010 Budget in response to several questions.
4. **Mr. Manney** asked about getting the canals dredged. **Mr. Bireley** reported that estimates were obtained about seven years ago and due to the major expense and the hassle of obtaining the permits, it was prohibitive.

ELECTION RESULTS:

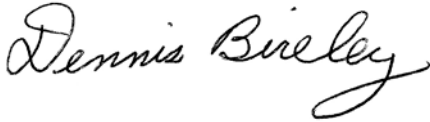
The Board received no “letters of intent” to run for the Board of Directors and there were no nominations from the floor. Per Florida statutes the current Board members whose term expires this year must stand for the Board. According to our Bylaws 5.3 (f) “*No election shall be necessary if the number of candidates is less than or equal to the number of vacancies*”.

Therefore, **Mr. Bireley** and **Mr. Hinsch** will remain on the Board of Directors. The BOD will appoint someone to replace **Mr. Gallagher** on the Board.

MOTION TO ADJOURN by **Mr. Lindgren** at 7:40PM.

MOTION SECONDED by **Mr. Schaffner**.

SUBMITTED BY:

A handwritten signature in cursive script that reads "Dennis Bireley".

Dennis Bireley
CCHOA Secretary