

CAPTAIN'S COVE HOMEOWNERS ASSOCIATION, INC.  
ANNUAL MEMBERS MEETING  
March 04, 2011

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

19 Owners Present & 35 Proxies= 54 of 133 Total Properties

**BOARD MEMBERS PRESENT:**

Debby Wedeking, President  
Judy Burchianti, 1<sup>st</sup> Vice-President  
Denny Bireley, Secretary  
Fritz Hinsch, Treasurer

**ALSO PRESENT:** See Roster of 2011 Annual Meeting.

**MEETING CALLED TO ORDER** at 7:00PM by **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, 2010 were read.  
A **MOTION** to approve the minutes was made by **Mr. Joe Nicefield** and seconded by **Mr. Joe Richard.** Vote on motion was unanimous.  
**MOTION CARRIED.**

**TREASURER'S REPORT:**

1. **Mr. Hinsch** had hand-outs available (**Financial Statements for 2010**) for owners. **Mr. Hinsch** answered questions concerning expenditures.
2. The **Budget for 2011** was approved in **Dec. 2010** by the Board.
3. At the request of **Mr. Hinsch** a **MOTION** was made by **Mr. Joe Nicefield** to roll over any excess funds from the CCHOA accounts from 2010 to 2011. **MOTION** was seconded by **Ms. Amy Bartholomew.** Vote was unanimous.  
**MOTION CARRIED.**
4. **Mr. Hinsch** reported that the Board has hired a new accountant: Mr. Scott Myers, CPA, located in St. James City.

**PRESIDENT'S REPORT:**

1. **Ms. Wedeking** welcomed new owners to Captain's Cove:
  - a. **Billy Armstrong** bought a lot on Estuary.
  - b. **Chuck & Gail Best** bought a home on Shoal Ct.
  - c. **Harry Ruecker** bought a home on Boyce Dr.
  - d. **Bill & Gerry Gram** bought a home on Breakwater Ct.
  - e. **Phyllis Beck** bought a home on Gabion Ct.
2. **Ms. Wedeking** asked if there were any nominations to the Board from the floor.
3. **Ms. Wedeking** thanked the following Board Members:
  - a. **Fritz Hinsch** for taking over the accounting duties. Thanks also for sourcing a new accountant and conducting an inventory of our electrical use with **Lee County Electric Co.** which will probably result in obtaining a large refund from **LEECO** and lower costs in the future.
  - b. **Denny Bireley** for getting the rocks at the boat ramp restored and collecting delinquent assessments.
  - c. **Judy Burchianti** for helping with the inventory of poles and lights for a reduction in charges by Lee County Electric Co.
4. **She also** thanked the following people:
  - a. **Dave Fetter** for mowing and cleaning the cul-de-sacs and drainage field and for monitoring the pumping station alarm and contacting the sewer operator when needed.
  - b. **Carolyn Rockey** for her organizational and secretarial duties.
  - c. **Otto Gindele, John Lindgren, and Paul Wedeking** for helping to set up the room for the annual meeting.
5. **Ms. Wedeking** reported that there have been several foreclosures in Captain's Cove in the past year and that the Board has made arrangements to maintain those properties.
6. The **storage bin** that was leased at the industrial park has been cleaned out and will no longer be needed by the association, thereby saving that rental charge.

**NEW BUSINESS:**

1. **Mr. Hinsch** reported that he has conducted an inventory of all of Lee County Electric's lights and light poles that are being charged to Captain's Cove. He has concluded that we are being over-charged for poles and lights that have never been installed and double-billed for others. He has met with **Lee County Electric Company** representatives and they have agreed to refund CCHOA for those over-charges. Future electricity charges will be less.
2. There was a discussion about the placement of lights and the addition of lights in Captain's Cove. **Mr. Hinsch** felt that we should wait until the inventory was finalized with Lee County Electric before pursuing those changes.

**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, **Ms. Burchianti** and **Ms. Wedeking** will remain on the Board of Directors. The BOD will appoint someone to the fifth position on the Board.

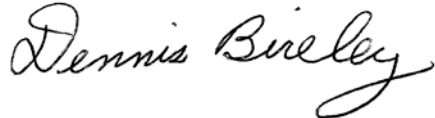
**GUEST COMMENTS:**

1. **Mr. Bob Johnson** asked if anyone had information about the current status of the public sewer connection to Bokeelia. No new information was available.

**MOTION TO ADJOURN** by **Ms. Amy Bartholomew** at 7:38PM.

**MOTION SECONDED** by **Ms. Mary Hinsch**.

**SUBMITTED BY:**



Dennis Bireley  
CCHOA Secretary