

BOARD MEETING MINUTES

Captain's Pointe Homeowner Association

Date: 12 May 2020 Time: 6:00 p.m.

Location: Via Zoom (internet) meeting hosted by Mia Bain,



Treasurer

Nadia Sect.: Due to the Status quo of living with Covid 19 the Board decided; after duly researching the legality of it; to hold the yearly HOA meeting for the entire population at Captain's Pointe via the internet. Those who did not have access to, or did not wish to participate in this way were given the option (in person) to name as their representatives someone on the board via proxies.

The proxies received numbered 22.

Present at the Zoom meet:

Mark Morris, President; Mia Bain, Treasurer; Christine Steffey, Vice president, Nadia Della Penta, Secretary- all present board members. We regret the impossibility for Jo Ann Taylor, First Vice President to attend due to her current ongoing health situation. Owners also present via Zoom Video were: Annie Mountain, Ernest & Jackie Rhodes, Carol Nord, Cathy Laudermilk, Scott & Barbara Terry, Ana May Howard, Gwen Saar, Barbara Alexander, Joyce Diehm. With these 13 owners plus the 22 proxies we have met the quorum needed for our General Yearly meeting.

Mark: Called for meeting to order at 6pm- Ernest accepted-Nadia seconded.

Nadia: Asked for acceptance of Minutes for meeting held in May 2019 -Ernest accepted, Mark seconded.

Mark: Not having received any New Nomination for possible vacancies on the board no votes are necessary at this time.

Again he reminded all present of the need for volunteers for these positions the lack of which would soon make it necessary to hand the management of the Home Owners Association, per state statute, to an outside firm. This would make every owner indebted by a monthly sum of \$300 at least (by today's going rate) Hope you are all getting ready to add 12 X \$300 to your yearly HOA Fee! Would it not be better to volunteer the little time it takes to be a member of the HOA?

Mia :Mark and Larry Neider thanked for being refunded the loan they had made to cover the cost of repairs on the South side pipe at the retaining pond.

The street lights have been changed to brighter led lights at no expense to us and with a savings on the cost of same (Thanks to Mia's efforts). Our park has been cleaned up a bit by George, Mark and Carol and Eugene Nord. Signs posted for propriety usage by owner and of course legal renters of the Point's residences.

The beautiful website added on line donated freely by Mia, who also prepared all the Treasurer reports and necessary work to be done directly from the internet, making that job easier for anyone holding the treasurer position from now on.

Mark: The Christmas lights contest was a success. Residents of Turtle crossing were the judges so as to be impartial.

Nadia: Congratulation to JoAnn's house. It won the prize which was also freely given.

Mia : The Treasurer report will be attached to the coming Newsletter. Total receipts amounted to \$15,680 plus \$250.55 in Estoppel fees. For a total of \$15,930.55.

Expenses were: \$9,795.20 leaving a balance as of January 2020 of \$8,439.00.

Asked about Expenses Mia those included printing which this year was higher than other years as needed. Cost of South side pond pipe. Signs at pond. Lights replaced at Captain's gate. Taxes and mail costs.

Mark: There needs to be reserves for possible pond work i.e. pipe repair and tree trimming around pond and at park. To avoid limbs falling on and hurting someone for which we (HOA) would be liable.

Mia : Request for acceptance of report: Accepted Ernest, seconded Christine Steffey

Barbara: Asked if any Attorney fees were refunded by violators to rules.. Mia said not in that year. In the future all attorney fees from violations will be passed on the violator.

Mia : We could have a fountain placed at retaining pond cost \$3,500 would save about \$1,000 a year against chemicals use in pond; and would be healthier all way around.

Chrisine: Asking for volunteers for May 23 cleaning up of debris and weeding at Park Carol, Ernie, Anna and others already accepted invitation.

She also thanked Ernest for cleaning the sidewalk there.

M & M: Proposed in near future could be showing (Family) movies at the park and maybe having Food trucks one or two times a month- giving cooks a day off.

Mark: Reminded everyone to read the Deed Restrictions and rules about Structural including fencing changes to be first submitted (via drawing) to Architectural committee; presently Ernest Rhodes, Mark Morris, John Steffey.

Mia : Ducks still a problem, PLEASE DO NOT FEED- REMOVE EGGS UPON SIGHTING. Or we will need to pay to have some removed.

Nadia: Asked about situation with present Board Members. We know JoAnn is no longer counted as Vice President due to illness. Board agreed to name Mia as the President, Christine as Treasurer, Mark moves to Vice President, Nadia still Secretary. We encourage residents owners to join the Board in the near future.

Mark: Motion made to end meeting, accepted John, seconded Ernie

Meeting closed at 6:40 pm May 12,2020 via Zoom

Nadia Della Penta, Secretary