

Captain's Pointe Homeowner Association Board Meeting

Date: February 5th, 2021

Time: 6:00pm

Location: Via Zoom

The Captain's Pointe Homeowner Association Meeting was called to order by President Mia Bain. Present at the Zoom Meeting: Mia Bain (President), Mark Morris (Vice President), Christine Steffey (Treasurer) & John Steffey, Kathy Laudermilk, JoAnn Taylor, Barbara and Scott Terry. 2nd Vice President Barbara Alexander and Secretary Meghan Berman were unable to attend. Quorum was established.

Proof on Meeting Notice

Motion:

Mark Morris made a motion to accept proof on meeting notice provided via email to those that have provided their email addresses and by hand or in notices in the Red announcement boxes and posted at the Captain two weeks prior to the meeting date for those that haven't provided an email address. Seconded by John Steffey. The motion carried.

Approval of October Meeting Minutes

Motion:

Mark Morris made a motion to approve the minutes of October 12, 2020 meeting. Seconded by Treasurer Chris Steffey. The motion carried.

Treasurer's Report provided by Christine Steffey

Motion:

Mark Morris made a motion to approve the Treasurer's Report as read. Seconded by John Steffey. The motion carried.

President's Report provided by President Mia Bain:

- Retention Pond Fountain and Plants - The plants are thriving. Light kit can be added for \$1000 but will only be added through donations from residents and

not taken out of the budget. Contact a board member if you would like to donate.

- 2020 Budget & Analysis - Insurance went up slightly but overall we are under budget
- Captain's Pointe HOA is responsible for the pipe from Turtle Crossing property to the drain on the south end of the Circle. The pipe from the drain on the south end of the Circle to our retention pond. The pipe from our retention pond to the drain on the north side of the Circle and the pipe from the drain on the other side of the road to the Shores property on the north side of Captain's Pointe Circle.
- Sell advertising for our website to help build reserves

ARC Rules & Regulations provided by Vice President Mark Morris:

- Updating Rules and Regulations to clarify for community.
- Alert a board member if you plan on parking a boat, trailer or RV on your property for more than a day.
- Keep your home in good repair - letters will be sent out soon addressing those that need attention.
- Home businesses must be licensed with the county.
- Yards must be mowed and hedges trimmed.
- New complaint form on our website for residents who have complaints about their neighbors.
- Deed Restriction Violation Enforcement Steps:
 - 1st Warning: An email sent to homeowner with remedy due date.
 - 2nd Warning: A letter is sent to homeowner
 - The violation will be sent to attorney and homeowner will be responsible for fines and fees of attorney.

New Business Motion provided by President Mia Bain

Treasurer Chris Steffy made a motion for 2021 budget. Seconded by Mark Morris. The motion carried.

- Happy Hour still on hold due to Covid 19
- Spring Yard Sale coinciding with the Shores on April 3rd with rain backup April 10th.
- Garden of the Month will start in March

- All positions on HOA Board will be available in 2022 - If we can't fill the positions with members of this community we will be forced to hire a management company and that cost is \$12,000 a year

Scott Terry made the motion to adjourn the meeting. Seconded by John Steffey. The motion carried.

Meeting Adjourned



President



Vice President