

Captain's Pointe Homeowner Association Emergency Board Meeting

Date: May 5th, 2022

Time: 6:30pm

Location: The Park inside Captain's Pointe Circle Neighborhood

The Captain's Pointe Homeowner Association Meeting was called to order by President Mia Bain. Present at the Meeting: Mia Bain (President), Meghan Berman (Secretary), Barbara Alexander (2nd Vice President), Victor Garra (Vice President) and Christine Steffey (Treasurer). Quorum was established.

Proof on Meeting Notice

Motion:

Mark made a motion to accept proof on meeting notice provided via email to those that have email addresses and by hand to those that haven't provided an email address and posted at the Captain 2 weeks prior to meeting date. Seconded by President Mia Bain. The motion carried.

Approval of April Meeting Minutes

Motion:

Victor Garra made a motion to approve the minutes of April meeting. Seconded by Secretary Christine Steffey. The motion carried.

Treasurer's Report provided by Christine Steffey

Motion:

Meghan Berman made a motion to approve the Treasurer's Report as read.
Seconded by Barbara Alexander. The motion carried.

President's Report provided by President Mia Bain:

Barbara Alexander made a motion to accept the budget actuals as read. Seconded by Victor Garra. The motion carried.

- Retention Pond Fountain has a sensor problem but is under warranty and being repaired this week.
- 2021 HOA Accomplishments:

- March 2021: Consideration to join the Shores HOA has ceased due to monetary outlay and negative responses from many members of the community. We also couldn't get a consensus from their HOA board so they sent us to the county to inquire.
- June 2021: Oak Tree on South end of retention pond was unable to be saved so it was removed by WCH Tree Service who came in \$1,000 less than other quotes.
- July 2021: New pond signs ordered so same age displayed on all.
- April 2022:
 - Raised Estoppel Fee from \$50 to \$250 in line with State Statue and neighboring communities.
 - We hired new attorney, Christine Ertl with Ansbacher Law as old attorney was unreachable and wouldn't return our calls. Christine was interviewed by President Mia Bain and Vice President Victor Garra and approved by the Board.
 - Christine Ertl informed us that we were past due to revitalize our covenants (needs to be done every 30 years) so Mia, Victor and Barbara are working through this.
- Violation Notices: Homeowners in violation of the rules will be sent a letter with the fine. Homeowners are to call or email the President of the Board if any boats, campers, RVs, box trucks, etc. are going to be present longer than loading/unloading.
- Advertising: Anyone interested or knows of someone interested in advertising on our website should notify the board.
- Social Committee:
 - Yard of the Month is on hold due to lack of participation
 - Happy Hour is back. Every other Thursday.
- Deed Restriction Reminders:
 - ARC applications can be found online and need to be completed for changing the color of your home, roof, adding/replacing fencing, home additions, pool addition, and more.
 - No RVs, campers, boats are to be left overnight without contacting the President of the Board first.
 - Keep your home tidy. ARB letters will be sent out soon to address homes with Deed Restriction violations.
 - Complaints about neighbors can be submitted by filling out complaint form on our website. captainpointeneighbors.com

New Business: 2022 Budget by President Mia Bain

Motion:

Meghan Berman made a motion to accept the 2022 Budget as read. Seconded by Barbara Alexander. The motion carried.

New Board Announced by President Mia Bain

Motion:

No elections will take place as there were only enough volunteers for the positions available. New Board will consist of Victor Garra as President, Barbara Alexander as Vice President, Preston Bowles as Second Vice President, Meghan Berman as Secretary and Brigid Garbini as Treasurer.

Motion made by Barbara Alexander to accept the new board. Seconded by Meghan Berman. The motion carried.

President Mia asked if there were any new business items discuss? A homeowner wanted to address speeding in the neighborhood and that the police had been notified.

Victor Garra made the motion to adjourn the meeting. Seconded by Meghan Berman. The motion carried.

Meeting Adjourned



President



Secretary