

Captain's Pointe, St. Augustine FL

HOA Board Meeting May 15, 2024 Minutes

President Victor Garra Welcomed everyone & called the board meeting to order at 6:00pm on Wednesday May 15, 2024.

Secretary, read a proof of meeting notice stating meeting notifications were emailed to all homeowners who have provided an email address. Those without an email address on file were notified via regular mail or hand delivered. Reminder notices were also sent out on May 6th & 12th.

Motion to accept 1st Preston Bowes

2nd Mia Bain

President Recapped meeting rules – Noting a 3-minute time limit allowed, per question, per homeowner to address any questions regarding agenda items to allow all homeowners an opportunity to ask questions. An additional 1.5 minutes would be allowed to continue original question as needed.

Also, the President noted that normally at this meeting there would be a vote for board member positions. But only two nominations were received. However, Brigid, Preston and he agreed to remain on the board for another two years, so the two newest board members 2nd VP Greg Dornstauder and Secretary Leslie Jackson were introduced.

Motion to accept 1st Anna Howard

2nd Mia Bain

President Announced review of the 2023 Financial Report and the 2023 Budget vs Actuals. Treasurer: Provided the financial report which provided a snapshot of what goes on with our bank account for the year. This was reviewed line by line.

Motion to accept 1st Preston Bowes

2nd Brigid Garbini

1st VP: Provided information regarding the ARC Rules & Regulations – Noting if any homeowner is not sure about something, to please check with a board member or a member of the ARC before beginning any work & advised that the ARC Application can be found on our website. Also, an application is required to change the color of your home or roof, adding/replacing fencing, home additions, pool additions, etc.

2nd VP: Provided a reminder of the Deed Restriction Violation enforcement steps. An email, if available, will be sent to the homeowner in violation with a date the remedy must take place (**1st warning**)

A letter is sent to the homeowner (**2nd warning**)

After the expiration on 2nd warning, the violation will be turned over to the attorney. Fines, attorney fees will be assessed by the attorney & sent to the person in violation. The HOA will not pay the attorney, the violator will.

1st VP: Discussed a few of the more common & concerning violations such as campers, RV's, boats, trailers and commercial vehicles are not allowed. Also, notification to the board President, for any of the noted vehicles requiring an overnight stay.

2ndVP: Reminded homeowners must keep homes tidy and in good repair because we are a deed restricted community. A few repairs mentioned were repainting your home if needed, repairing garage doors, not having items stacked in front of your garage, repairing screens on doors and windows, as well as keeping your lawn mowed and edged and shrubbery trimmed.

NEW BUSINESS

Treasurer: Provided the 2024 budget we will be working with and on this year.

Motion to accept 1st Greg Dornstauder _

2nd Preston Bowes

President noted the drainage repair for the retention pond was not included in the 2024 budget.

We're accountable for maintaining these pipes and ensuring we're prepared with reserves should another issue arise, akin to what happened at the south end of our retention pond. Estimates will be sought for inspecting the pipes. Any damaged pipes will need replacement and the remaining ones relined to prevent recurrence. It's evident there's damage at both ends of the pond. An assessment will likely be required to cover the costs, as we lack sufficient reserves for this purpose. Below is the HOA's responsibility:

- The pipe from the drain on the south end of Captain's Pointe Circle to our retention pond.
- The pipe from our retention pond to the drain on the north side of Captain's Pointe Circle.
- 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.

One very important item we did last year was to get all the amendments back in our deed restrictions that were taken out due to the revitalization.

We have reduced the number of rentals to 10% from 15%, and are looking into various things to help control the rental properties, such as holding the owner accountable to advise the board regarding when a tenant is leaving or when a new tenant is moving in. Prior to a new tenant moving in, the board needs all new tenants' contact information.

President discussed some recent additions & improvement to the neighborhood as below:

- Discussed the pond and our investment in the fountain and the addition of the carp is paying off.
- Noted the removal of a large tree last year and the sidewalk was done recently this year.

Additional information discussed:

Happy Hour is back every Thursday evening at 6pm.

Volunteers are needed to organize garage sales and our holiday light contest.

We will be around in the very near future to get email consent forms signed so we have an updated copy.

All homeowners who have an email on file with us will receive the meeting minutes, budget reports, and financial report. Those who do not have an email on file will have a printed copy delivered to them.

President: Adjournment/Questions

Carol Nord raised concerns about the deteriorating state of the wiring on the island. Exposed wires, loose electric tape, and extension cords lying on the ground were among the issues highlighted. The President agreed and will actively seek a resolution.

There were some questions & discussions regarding volunteering for garage sales & holiday light contest. With several folks stepping up.

Motion to adjourn by the President at 6:35pm

Motion accepted by 1st Preston Bowes

2nd Greg Dornstauder