

Cape Royal HOA Board of Directors
July 25, 2011 Workshop

The meeting began at 10:00am. Present were Bill Schulte, Jerry Dinkins, Harry Lindgren, Elaine Mitchell, Barb Munoz & Dave Stowell.

Issues presented for discussion were:

School Buses: Lee County has requested that we submit a signed document, giving permissions for the school buses to enter the community. Discussion included issues of past damage to mailboxes, yards, road, etc. The need for safe, protected areas for pick-up areas, was also discussed. A motion was made by Harry that we send a document to the County, granting permission to enter the community, with the condition that we can retract this authorization in the future. The motion was seconded by Jerry. Motion passed 6-0.

Log of Motions: It was decided that Jerry Dinkins, as board Secretary, will keep a log of all motions that are passed at board meetings and workshops. It will serve as a check system to ensure that action was taken on each motion passed.

Bookkeeper Opening: There have been 3 candidates from within the community that have submitted resumes for the open position. There was one resume received from a Ft. Myers candidate. A motion was made by Barb to hire within the community due to financial concerns of traveling as well as for the purpose independency. The motion was seconded by Dave. Motion passed 6-0. Interviews will be completed at the end of this day.

Finance Committee & Board Interaction: Concerns over the resent decision regarding the Registered Agents were continued to be discussed. Most of the discussion centered around the procedure for handling foreclosure notices, with and without the use of legal counsel. The process of handling these notices within the Finance Committee was fully discussed for the purpose of clarity. A new detailed list of the accounts receivable, showing foreclosure properties, is now being prepared by Mike Tetlow for distribution to the board members. It was decided that Mike Tetlow would provide an access code for the county records to the other board members, if so requested. It was suggested by Dave that the board set a cost limit for services of legal counsel, when handling foreclosure notices.

Concerns regarding neglected properties were discussed. A motion was made by Barb that the maximum authorized amount for the covenant committee to spend on landscape maintenance of non-compliant properties be set at \$250.00. Any amount in excess of \$250.00 will require approval of the board. The motion was seconded by Dave. Motion was carried 6-0.

Community email procedure: It was reconfirmed that emails concerning security issues can be sent directly to Jim Wheeler for distribution to the Block Captains. Community notices for distribution will be sent to the board President, who will forward the information to Jim Wheeler, to be forwarded to the block captains.

Section C Setback mailing: Letters to the residents regarding the setback changes in Section C are prepared and ready for mailing. The logistics of the mailing will be worked out. The printing will be sent to an outside source and the mailing preparation will be completed by board and committee members. The target date for distribution is set for September.

Website Hosting: It has recently become necessary to change the hosting company for our HOA website. Intuit has been chosen as the new hosting company. They are requiring a credit card to be put on file with them. This has presented concerns, since the HOA does not have a credit card, nor do they wish to apply for one. Marie Hughes, webmaster for the site, will call Intuit to explore other options.

A motion to adjourn the meeting was made by Harry and seconded by Jerry. The meeting was adjourned at 11:50am.

Respectfully Submitted,
Marie Hughes
Administrative Assistant