

North Captiva Dunes HOA Board Meeting, March 2, 2023

Swin Swinford called to order at 5pm via Zoom meeting.

In attendance were Swin Swinford, Nicole Rossi, MJ Yafchak

Old Business

Insurance quote – Nicole Rossi investigated and found new liability insurance quote for a 50% discount of what we had been paying. Board approved payment for invoice.

Swin reported that the rental of the Dunes lot will continue for the next 60 days. The lot rental is governed by a contract, has had attorney review and requires lot to be restored to original condition at the end of the lease. The lot was approved by Florida DEP for this use. Dunes HOA makes \$3,000.00 per month from DRC. \$12k made so far.

New Business

Agenda items for the March 26 Annual Members meeting was discussed, Swin Swinford to publish agenda prior to meeting.

All members of the board discussed ideas for putting together a permissioned and validated member directory that could be posted on the North Captiva Dunes web page and provide for better communication with the Dunes residents. (<https://www.northcaptivadunes.com/>).

Discussed HOA Membership levels as provided for in the bylaws. As lot is developed, dues paying members should get access to improvements. Non-paying property owners would not have same access/rights. Bylaws cover this process. Discuss at annual meeting with property owners.

Swin Swinford presented a quote from Mark Justice to install protective fencing around the Dunes beach entrance on Butterfly (at 740 Gulf Lane). Nicole Rossi to gather a second quote. Swin has verbal approval from property owner for neighborhood to install fence to prevent golf carts from entering Dunes beach. He's seeking written authorization – Mark Muller assisting. Swin will request UCCA split cost of this at their next board meeting on March 8th as UCCA is currently working on a beach access project to deter/prevent golf cart access at specific points.

All board members discussed how Ideas for potential Dunes lot usage could be gathered from Dunes property owners. Goal to get to 50% of property owners to vet out all ideas for the lot before moving forward on ramp project.

Nicole Rossi motioned and MJ Yafchak second to adjourn meeting. Attendees agreed to adjourn meeting at 6:15PM.