



**NORTH CAPTIVA DUNES**  
HOMEOWNERS ASSOCIATION

## 2024 Annual Meeting Agenda

- I. Call to Order**
- II. Roll Call**
- III. Additions / Changes / Deletions to Agenda**
- IV. Treasurer's Report**
  - a. 2023 P&L
  - b. 2023 Balance Sheet
  - c. 2024 Budget
- V. Review of 2023**
  - a. Leased HOA lot to DRC USA for vegetative debris removal.
  - b. Rebuilt website.
  - c. Built new autorenewal dues system.
  - d. Instituted annual dues that accrue annually.
  - e. Currently 26 Members representing 35 properties
- VI. 2024 Dues**
  - a. Dues**
    - i. Standard - \$125
    - ii. Development - \$500
      1. \$125 to Standard; \$375 to development fund
    - iii. Auto-renewal.
    - iv. Dues to accrue annually. Anyone wishing to become a member of the HOA must catch up all past accrued dues from 2023 onward.
    - v. Core HOA information will be behind "paywall" – dues paying members will see.
  - b. Donations**
    - i. Can make straight donations on website.
- VII. Rum Road Canal Mangrove Trimming**
  - a. This project is complete. There was zero cost to HOA.
  - b. Opportunity to get all owners on Rum Road to share in dredging canal.
- VIII. 740 Gulf Lane Beach Access / Fencing**
  - a. Could never get a written commitment from the property owner.
- IX. HOA Parcel Maintenance & Development**
  - a. 2024 – landscape/fence property to protect from dumping and trespass
  - b. Current idea to build boat ramp and bump dock (we have initial study)
  - c. Sports courts
  - d. HOA Community Building / Office
  - e. Feel we need broader feedback. Goal is to try throughout 2024 to reach 50% + 1 of owners in neighborhood to have Membership be a majority of owners. Will send surveys and have meetings to vet out all ideas.
- X. Results of Election of 2024 Board Members**

- a. Only 3 Dunes Members filled out the candidacy form to run for a 2024 board seat. Those 3 are current board members Swin Swinford, MJ Yafchak and Nicole Rossi. Per our Bylaws the association must maintain a minimum of 3 Directors. Swin, MJ and Nicole are hereby re-elected by acclamation.

**XI. Other Business**

**XII. Adjourn**