

CAPE CARANCAHUA PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
September 12, 2018
Minutes

President Dan Dittrich called the meeting to order at 6:00 p.m. Board members Charles Taylor and Marie Weakley were present.

Mrs. Weakley moved to appoint John Bock to Position 4, vacant since the resignation of Dick Wilkinson. Mr. Taylor seconded the motion, which passed unanimously. Mr. Bock read the oath of office and took his seat at the Board table.

Mrs. Weakley moved to accept the minutes from the August 12, 2018 meeting as printed. Mr. Taylor seconded the motion, which passed unanimously.

Financial Report – Charlie Taylor

Mr. Taylor asked for questions about the Capital Summary, Profit & Loss Report, Profit & Loss Budget Performance, Petty Cash Report, and May check register. Mrs. Weakley asked for the identity of one check recipient. Mrs. Hollingsworth explained that it was an electrician.

Maintenance Report – In Larry Schroeder's absence, Mrs. Weakley read the report

1. Performed routine maintenance to all equipment
2. Performed routine mowing on road sides and common grounds
3. Purchased and placed 25 mph street signs on West Bayshore
4. Cut and removed tree from flag park due to high wind
5. Weed-eated and sprayed Round-up on all culverts, signs, and fences
6. Jackson County, Pct 4, took all old culvert pipes and crushed concrete in maintenance yard
7. Purchased and placed street signs on Bayview, Curlew, Swallow, and Bayshore– vandalism
8. Cleaned dead vines off fence in maintenance yard
9. Sprayed insecticide

ACC Report – Marie Weakley

Four building permit applications were approved in August with \$190.00 collected in permit fees.

Legal and Compliance Report – In Larry Schroeder's absence, Mr. Dittrich gave the report

Violations of CCPOA deed restrictions continue to be addressed on an individual basis through any legal avenue open to the Board.

Old Business

There was no old business

New Business

1. After discussion, Mr. Taylor moved to approve direct deposit of paychecks for those employees who opted for the service. Mr. Bock seconded the motion, which passed unanimously.
2. After discussion, Mrs. Weakley moved to discontinue membership in the Community Association Institute. Mr. Taylor seconded the motion, which passed unanimously.
3. After discussion, the Board agreed it would be prudent to invite dignitaries to participate in the National Night Out scheduled for October 2. Mrs. Weakley will issue the invitations. Property owners will be encouraged to attend the event by email.

Property Owners Registered to Speak - none

Mr. Dittrich asked for other business. He said Aaron Starnes had indicated his plan to attend the September 13 workshop to discuss the condition of Lot I in the Business Park, even though he is not the owner of record.

Board members agreed to continue the current policy of allowing property owners to set up a payment schedule for balances due with the waiving of monthly late fees as long as scheduled payments were received on time.

A request from Ricky Clark to transfer the monies he had prepaid for mowing on lots on which he is now building a house be transferred to other lots he owns. The Board approved the request.

Discussion ensued about the accumulation of trash outside the CCWSC end of the maintenance building. Mrs. Hollingsworth will share these concerns with the president of the CCWSC Board for immediate action. The Board agreed weekly trans pickup could continue with CCPOA trash if the CCWSC container was set outside the building only on trash pick-up day.

A new small air conditioner being purchased for the Library by the Capers will be installed by CCPOA personnel.

After discussion, the Board agreed to send a certified letter to the property owner who violated the fireworks ban on July 4th weekend, after video evidence was provided by another property owner.

The next Board of Directors meeting will be on Wednesday, October 10, 2018, at 6:00 p.m. in the Library.

The meeting was adjourned at 7:33 p.m.

Respectfully submitted
Judy Hollingsworth, Scribe

/s/ Daniel Dittrich
Approved
September 12, 2018