

**Quarterly Meeting Minutes of the Property Owners
October, November, and December 2017
Cape Carancahua Property Owners' Association, Inc.
February 11, 2018**

President Craig Brooks called the meeting to order at 2:00 p.m. Board members present: Dick Wilkinson, Marie Weakley, Tom Chandler, and Charles Taylor. Mr. Brooks welcomed the 21 property owners present and led the Pledge of Allegiance.

Mr. Brooks introduced Ms. Chris Kovarek who spoke about the counseling services offered to older area residents.

Lance Behan moved that the minutes of the November 12, 2017, Quarterly Meeting be approved as written. Dolores Brooks seconded the motion, which passed with no dissenting votes.

Treasurer's Report – Charlie Taylor

Mr. Taylor invited everyone to pick up copy of P & L Budget Performance report and Capital Summary. There were no questions or concerns about the financial reports.

Maintenance Report

Mr. Wilkinson asked for questions about the printed maintenance report, copied below. There were none.

1. Routine maintenance to equipment
2. Routine mowing of common grounds, roads, and ditches
3. Sprayed insecticide for mosquitoes at night
4. Sprayed herbicide around culverts, street signs & edges of roads
5. Repaired fish cleaning table at Park 1
6. Repaired caution sign at Park 2 and several stop signs damaged by Hurricane Harvey
7. Obtained bids to repair electrical wiring of lights and cleaning table at boat ramp and Park 1 piers
8. Repaired electrical wiring at cleaning table and lights on pier at boat ramp
9. Ordered utility poles for Park 1 pier lighting (meter loop poles)
10. Sold both Scag mowers
11. Repaired, sanded, and stained benches at Pool 1
12. VCS repaired construction gate
13. Traded old Hustler mower in and purchased new Hustler mower
(72" mower deck with 3-year unlimited warranty)
14. Pushed brush into burn pit
15. Placed road patch in holes on roads
16. Built new benches for boat ramp piers
17. Started pruning palm trees
18. Found water leak in pump room at Pool 2; had it repaired
19. Turned water off at office, shop, park 1, pavilion, boat ramp,
burn pit after New Year's Party at the Community Center in
light of anticipated or expected freeze
20. Solicited bids from contractors for Park 1 pier repair

ACC Report – Marie Weakley

Fifty-seven permits were issued during the fourth quarter of 2017 with \$910.00 collected in permit fees. No permit fees were charged for the many permits issued for hurricane damage repair.

Legal Report – Craig Brooks

Legal action taken by the Cape attorney resulted in, at long last, the "junk yard" on Lot I in the Business Park being cleaned. The Cape's attorney is proceeding with foreclosing a house and four lots in Section 4.

Old Business

Bids have been solicited and a contract let to D. Ray Acuna to repair damage to the pier at Park 1. He will begin work about March 1.

The pool cleaning service has reported and repaired several pieces of equipment and replaced one pump at Pool 2. Both pools should be ready for business when warmer weather arrives.

Office repairs have been completed.

Ballot committee members for the upcoming election are as follows:

- Section 1 – John Bock
- Section 2 – Carter Alexander
- Section 3 – Bill Dannels
- Section 4 – Debbie Crow
- Section 5 – Mike Mayes
- Alternate – Pam Stewart

Capers Report, Third Quarter 2017 - Dolores Brooks

Celebrations and Concerns

Cape resident Brian Curry died on January 6, 2018
Former Cape resident Clifford Harbes passed away recently.

Property Owner Comments

Mr. Brooks invited everyone to stop by the office to meet the new Office Assistant Pam Schuhsler.

General discussion ensued about finishing work on the Community Center. Various fund-raising efforts were mentioned.

Dorothy Peterson complimented the Board on the improvements made to roads in the Cape.

Donning his Fire Chief hat, Craig Brooks reported that the First Department has its busiest year ever with 112 calls for service in 2017. He explained in details the measures taken (and not taken) when the gas well in the Business Park sounded an alarm. A leaking valve caused the alarm, but there was no danger to property owners.

New Business

Contenders for the two positions on the Board of Directors that will become vacant on March 11 were introduced by President Brooks. Position 3 candidates Myrtle (Mert) Halling and Dan Dietrich and Position 5 candidates Justin Guyer, John Bell, and Larry Schroeder each talked a few minutes about their qualifications to serve on the Board.

Mr. Brooks thanked the property owners who had attended the pot luck dinner on February 10 and announced that the next property owners' meeting will be the Annual Meeting and Election at 2:00 p.m. on Sunday, March 11, 2018, at the Community Center. He invited everyone to the next pot luck dinner scheduled for Saturday, March 10, 2018, at 5:30 p.m. The meeting was adjourned at 3:25 p.m.

Respectfully,
Judy Hollingsworth, Scribe

/s/ Craig Brooks
Approved
March 11, 2018