

Cape Carancahua Property Owners' Assn., Inc.
Special Board of Directors Meeting
March 22, 2018

Minutes

Treasurer Charles Taylor called the meeting to order at 1:00 p.m. Other board members present: Marie Weakley, Dick Wilkerson, Larry Schroeder, and Dan Dittrich.

To establish the Board officer positions, Mr. Schroeder nominated Dan Dittrich for president. Mrs. Weakley seconded the motion, which passed unanimously. Mrs. Weakley nominated Mr. Taylor for Treasurer. Mr. Schroeder seconded the motion, which passed unanimously. Mr. Wilkinson nominated Larry Schroeder for Secretary. Mr. Taylor seconded the motion, which passed unanimously. Mr. Dittrich nominated Mr. Wilkinson for Vice President – Maintenance. Mr. Schroeder seconded the motion, which passed by a vote of 4 to 1 with Mrs. Weakley voting “no”. Mr. Wilkinson nominated Mrs. Weakley as Vice President – Administration. Mr. Dittrich seconded the motion, which passed unanimously.

After a brief discussion about bids received for palm tree trimming, Mr. Taylor moved that the bid for \$1,025.00 to trim 11 tall palms by Gardenland be accepted. Mr. Wilkinson seconded the motion, which passed unanimously. Mr. Taylor will notify Gardenland to proceed.

Discussion ensued about on-going repairs of hurricane damage to the pier at Park 1. D & P Home and Garden was awarded the bid and has received partial payment of \$14,000 to purchase material. Fund for the entire repair will be transferred from the dedicated pier fund to the general account in April when the certificate of deposit matures.

Mrs. Weakley asked that maintenance be tasked with additional pool cleaning duties on days the pool maintenance company is not in the Cape. Mr. Wilkinson agreed that maintenance personnel would assume these duties.

Mrs. Weakley asked that a Board member be assigned to act as liaison and attend ACC meetings. Mr. Schroeder agreed to attend the next meeting.

Mr. Wilkinson agreed to assume the duties of “culvert inspector” to determine the size requirement for new culvert installations.

Mr. Schroeder voiced his objection to the fees being charged for building permits. General discussion ensued about the need for such fees to pay for necessities. The item was tabled for budget discussions.

Mr. Dittrich voiced his objection to non-residents being given access to the Cape for the annual garage sale. After discussion, Mr. Schroeder moved that the Capers be required to obtain event insurance for the upcoming event in April 21. Mr. Wilkinson seconded the motion, which passed by a 3-to-2 vote, with Mr. Taylor and Mrs. Weakley voting "no". The insurance dollar figures will be considered when the office obtains pricing from the Cape's insurance agent Paul Herrmann. The possibility of hiring law enforcement personnel to patrol during garage sale hours was tabled.

Mr. Schroeder voiced his concern about the lack of action to improve Cape drainage in Section 4. Mr. Wilkinson will pursue various bids to follow through on the recommendations made by G & W. Engineers after the engineering survey they conducted in November of 2016. Property owner and former Board member Tom Chandler offered to provide specifications of research he had done a few years ago on Cape draining recommendations.

Mr. Wilkinson voiced his opinion that Cape maintenance should take over mowing all vacant lots now contracted by Robert Boone. Mr. Taylor pointed out the Cape's large tractor was sold and the current equipment is not sufficient to handle the job, nor can current maintenance staff take on such a major increase in duties. General discussion ensued about past issues with mowing Mr. Schroeder objected to the height of the grass after it has been shredded. Further discussion was tabled pending figure comparison to current costs to that of hiring an additional employee and maintaining mowing equipment. Contract mower Robert Boone supplies all equipment, fuel, maintenance of equipment, insurance, etc., for a set price per hour.

Mr. Dittrich voiced his concern about rumors that non-residents had been issued gate cards. The only non-residents who have legitimate access are emergency personnel, the Cape's electrical provider, and medical personnel.

The next Board of Directors Meeting will be at 6:00 p.m., Wednesday, April 11, in the Library.

The meeting was adjourned at 3:50 p.m.

Respectfully submitted,

Judy Hollingsworth, Scribe

/s/ Daniel Dittrich
Approved
April 11, 2018