

**Quarterly Meeting Minutes of the Property Owners
July, August, September 2018
Cape Carancahua Property Owners' Association, Inc.
November 11, 2018**

President Dan Dittrich called the meeting to order at 2:00 p.m. Board members present: John Bock, Marie Weakley, Larry Schroeder, and Charles Taylor. Mr. Dittrich welcomed the 25 property owners present and led the Pledge of Allegiance.

Approval of the Minutes

Fred Potter moved that the minutes of the August 12, 2018, Quarterly Property Owners' Meeting be approved as written. Myrtle Halling 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 – Larry Schroeder

1. Performed routine maintenance on all equipment
2. Performed routine mowing on road sides and common grounds
3. Performed routine cleaning of burn pit
4. Installed exterior lighting at Pool 1 and Pool 2
5. Burned brush in brush pit
6. Hired new part-time maintenance employee, Fe Villarin
7. Removed culvert at Arrowhead & Thunderbird; purchased and installed new one
8. Painted picnic table at Park 1 damaged by graffiti
9. Replaced toilet seats at Pool 2 and Park 2 men's restrooms
10. Purchased and installed new signs at construction gate
11. Filled holes with road patch on Bayshore and Carancahua
12. Purchased and placed 25 mph street signs on West Bayshore
13. Cut and removed tree in flag park damaged by high winds
14. Killed or cut weeds around culverts, signs, and fences
15. Jackson County, Precinct 4, removed all old culvert pipes and crushed concrete from maintenance yard
16. Purchased and placed street signs on Bayview, Curlew, Swallow, and Bayshore that had been damaged by vandalism
17. Cleaned dead vines off maintenance yard fence
18. Sprayed insecticide throughout Cape multiple times

ACC Report – Marie Weakley

Twenty permits were issued during the third quarter of 2018 with \$1,370.00 collected in permit fees.

Legal Report and Non-Compliance Report – Larry Schroeder

As a result of previous legal notifications, three properties have been cleared of junk and weeds, three permits have been issued for building repairs, and one instance of illegal parking has been stopped. Two inoperable cars and four boats parked illegally on vacant lots have been removed. Non-compliance fees are being assessed daily to five property owners for violations not remedied and one property owner was charged a non-compliance fee for failure to abide by the Cape's fireworks restriction. Mr. Schroeder asked property owners to report violations by contractors and workmen such as parking in roadway, damaging Cape or personal property, etc., so the Board can address issues.

Old Business – There was no old business

New Business

Mr. Dittrich announced that Board positions 1, 2, & 4 expire in 2019.

Capers Report, Third Quarter 2018 - Dolores Brooks

- 1 Very successful 4th of July Parade and Picnic. 200 people attended, and 300+ hot dogs consumed. Many county dignitaries rode in the parade.
- 2 Flu shots were dispensed at CCVFD by our own Beth Griner. More than 35 people took advantage of the convenient location and received their flu shots.
- 3 Caper adult Christmas party will be held Dec 8th.
- 4 New Year's Eve will be celebrated at the Community Center on Dec 31st starting at 8 PM.
- 5 As always, the Capers continue to collect aluminum cans, pull tabs, wine corks, Nestle Pure water labels to benefit various charities.
- 6 We meet the 2nd Tuesday of each month, unless otherwise posted, at the library and we welcome everyone to come. Everyone is a Caper.

Celebrations and Concerns

During the past few months, the following property owners have passed away: Jerry Schwartz, Don Baker, Dorothy Baker, Christopher Tristan, Sr., Steve Schoonover, and John Boutieller.

Property Owner Comments

1. A property owner explained he was in the process of installing an electric fence to control his dogs, which had been of great concern for several other property owners.
2. Fred Potter expressed his appreciation to the Board members for their hard work to keep the business of the Cape operating.

Next Property Owners' meeting – Quarterly Meeting – February 10, 2019, at 2:00 p.m. following a Board of Directors meeting at 1:00 p.m. Please join your neighbors for a pot luck dinner on Saturday, February 9, at 5:30 p.m. The location of the meeting and dinner will be at the Community Center or Library, depending on the weather.

The meeting was adjourned at 2:54 p.m.

Respectfully submitted,
Judy Hollingsworth, Scribe

/s/ Daniel Dittrich
Approved_
February 10, 2019