

CAPE CARANCAHUA PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
January 8, 2020
Minutes

President Daniel Dittrich called the meeting to order at 6:03 p.m. Board members Charles Taylor, Larry Schroeder, Robert Johs, and Marie Weakley were present.

Mrs. Weakley moved to accept the minutes of the December 11, 2019 Board Meeting as written. Mr. Taylor seconded the motion, which passed unanimously.

Financial Report – Charles Taylor

Mr. Taylor asked for questions about the Capital Summary, Profit & Loss Comparison, Profit & Loss Budget Performance, Petty Cash Report, and November check register. There were none.

Maintenance Report – Larry Schroeder

1. Routine maintenance on all equipment
2. Routine mowing of all common grounds, roadsides, and property owner lots as needed
3. Routine clean-up of brush pit; pushed into pit and burned
4. Outlined wetlands with utility poles
5. Repaired water leak at boat ramp
6. Removed fence inside brush pit area
7. Trimmed palms
8. Removed grass clippings from around palms at Pool 2
9. Rolled gravel roads after rain
10. Placed new stop signs at Bayview/Bayshore, Bayview/Starling, and Carancahua/Mollnar

ACC Report – Marie Weakley

Four building permits were issued in December 2019 with \$850 collected in permit fees

Legal and Compliance Report –

The Cape's attorney continues to pursue collection of past due accounts. Three past due accounts are in the beginning stages of foreclosure. To date, over \$55,000 has been collected through this project. Fourteen additional non-compliance issues were addressed during December with four having been corrected and ten pending. Five additional issues were addressed in January.

Old Business – Dan Dittrich

1. Four gate cards have been issued to companies that perform regular service to Cape residents.
2. Ballots will be mailed on January 10 or 11 to poll property owners about an increase in annual maintenance fees from \$135 to \$200. This figure was recommended by the Maintenance Fee Committee and approved by the Board of Directors.

New Business

1. After discussion, the Board agreed it was prudent to have the Cape's attorney issue a demand for payment to Brian Nelson.
2. After discussion, the Board agreed to include the handwritten qualifications by Board applicants with the election ballot.
3. Mrs. Weakley reported that she was dealing with the top officials of the telephone company and the problem with the telephone bill would be sorted out by February.

Property Owners Comments

Kat Kelley asked why the figure of \$200 had been chosen as the appropriate amount for annual maintenance fees. As chairman of the CCPOA Maintenance Fee Committee, Robert Johs said the committee had researched the financial situation and needed repairs, coming up with the \$200 figure to allow necessary road work.

The next Board of Directors meeting will be on Sunday, February 2, 2020, at 1:00 p.m. in the Community Center, followed at 2:00 p.m. by the Quarterly Property Owners Meeting.

The meeting was adjourned at 6:56 p.m.

Respectfully submitted,

Judy Hollingsworth, Scribe

Daniel Dittrich
Approved

February 2, 2020