

**CAPE CARANCAHU
A PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
February 2, 2020
Minutes**

President Daniel Dittrich called the meeting to order at 1:20 p.m. Board members Charles Taylor, Larry Schroeder, Robert Johs, and Marie Weakley were present.

Mr. Schroeder moved to accept the minutes of the January 8, 2020 Board Meeting as written. Mrs. Weakley 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. Trimmed palms and trees
5. Sprayed sides of roads, culverts, and signs to kill weeds
6. Repaired men's restroom door at Pool 2
7. Placed asphalt in potholes
8. Rolled gravel roads
9. Replaced light in office
10. Built new ballot box
11. Repaired picnic table at Park 1

ACC Report – Marie Weakley

Five building permits were issued in January 2020 with \$1,150 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 proceeding to foreclosure. To date, over \$55,800 has been collected through this project.

Old Business – Dan Dittrich

Annual Statements will be generated beginning February 3 and mailed as soon as possible. Annual maintenance fees are due by March 15, 2020, to avoid late fees and finance charges.

Mr. Taylor reported that a property owner's request to purchase a small section of Cape water frontage adjacent to his property has been deemed unfeasible by the Cape Attorney.

New Business - none

Property Owners Comments – none

Temporary adjournment for Executive Session at 1:15; reconvened at 1:21.

The next Board of Directors meeting will be on Sunday, March 8, 2020, at 1:00 p.m. in the Community Center, followed at 2:00 p.m. by the Annual Property Owners Meeting. Everyone was invited to attend the Potluck dinner at 5:30 p.m.

The meeting was adjourned at 1:27 p.m.

Respectfully submitted,
Judy Hollingsworth, Scribe

/s/ Daniel Dittrich
Approved

March 8, 2020