

**Quarterly Meeting Minutes of the Property Owners
October, November, December 2019
Cape Carancahua Property Owners' Association, Inc.
February 2, 2020**

President Dan Dittrich called the meeting to order at 2:00 p.m. Board members present: Larry Schroeder, Marie Weakley, Robert Johs, and Charles Taylor. Fifty-one property owners signed the sign-in sheet. Mr. Dittrich welcomed them and led the Pledge of Allegiance. Each member of the Board introduced him/herself.

Mr. Dittrich next introduced Chairman of the Ballot Committee, Carter Alexander, who in turn introduced members of the Committee. Mr. Alexander then called for any outstanding ballots. The Committee retired to the meeting room to complete the count.

Approval of the Minutes

April Eyeington moved that the minutes of the November 10, 2019, Quarterly Property Owners' Meeting be approved as written. Dolores Brooks seconded the motion, which passed with no dissenting votes.

Treasurer's Report – Charles Taylor

Mr. Taylor invited everyone to pick up a copy of Profit & Loss Budget Performance report and the Capital Summary. There were no questions about the reports. Mr. Taylor pointed out an addendum to the report showing that \$15,000 had been returned to the Pier fund, with the remaining \$15,000 scheduled to be replaced in 2020. He also reported that \$15,000 had been added to the Long-Term Capital Saving Account.

Maintenance Report – Larry Schroeder

1. Routine maintenance to all equipment
2. Routine mowing of all common grounds, roadsides, and property owner lots that require mowing by maintenance
3. Installed hasps on restrooms
4. Assisted CCWSC connect new water valve on lines
5. Placed asphalt in potholes
6. Repaired pier at boat ramp
7. Replaced green light at Park 1 pier
8. Trimmed palms and oak trees at Pool 2
9. Rolled gravel roads after rain to smooth ruts
10. require mowing by maintenance
11. Changed solenoid in truck
12. Repaired fence at Pool 1 and brush pit
13. Moved telephone poles from brush pit to wetlands
14. Replaced sign at entrance
15. Installed pole for stop sign at Bayview & Bayshore
16. Installed posts and cable on each side of Bayshore at outfall ditch
17. Routine clean-up of brush pit; pushed into pit and burned
18. Outlined wetlands with utility poles
19. Repaired water leak at boat ramp
20. Removed fence inside brush pit area
21. Trimmed palms
22. Removed grass clippings from around palms at Pool 2
23. Rolled gravel roads after rain
24. Placed new stop signs at Bayview/Bayshore, Bayview/Starling, and Carancahua/Mollnar

A property owner asked Mr. Schroeder's opinion about how long the 2003 Ford truck used by the maintenance department will last. He replied that they were hoping for another five years.

A property owner asked why the section of Bayshore west of the entrance gate had been chosen as the first section of road to be repaved. Mr. Dittrich replied that the engineer who examined all Cape roads said that section was the most in need of paving to preserve its viability for the future. General discussion followed with Mr. Johs saying that his focus will be on improving all Cape roads.

ACC Report – Marie Weakley

Eighteen building permits, including two new homes, were issued during the fourth quarter of 2019 with \$5,540.00 collected in permit fees.

Legal Report and Non-Compliance Report – John Bock

Legal demand letters sent by CCPOA and the Cape attorney have resulted over \$55,500.00 being collected from past due accounts. This is an on-going process. Three properties are in the process of foreclosure. Eighteen non-compliance letters were sent in the past few weeks; four violations have already been corrected.

Old Business – There was none

New Business

1. Candidates for Board Position #3, Shawn Johnson, Brian Churan, and Pam Stewart, each spoke briefly about their desire to represent property owners on the Board of Directors. Larry Schroeder, the only candidate for Position 5, also spoke.
2. Marie Weakley announced that Sharon Hahn has been recognized as recipient of “Yard of the Quarter”. The sign will be placed in her very attractive yard and she will receive a small gift card.

Capers Report – Dolores Chandler

Dolores Chandler reported on several successful Caper events and invited everyone to attend Caper meetings on the second Tuesday of each month in the Library at 10:00 a.m.

Celebrations and Concerns

Mr. Dittrich reported that we lost Tom O’Banion on October 21, Henri Trabuc in November, Rhonda Lewis on December 8, and Ed Holloway on December 24

Property Owner Comments

1. Dolores Brooks reported for the Fire Department and invited any interested property owners to join the group on the first Monday of each month at 7:00 p.m. at the fire station.
2. Pam Stewart asked everyone to give a round of applause to Ricky and Beth Clark for their donation and installation of privacy fencing at the brush pit on Meadowlark. Mr. Dittrich reminded everyone that the Clarks has also donated the new restroom facilities at Park 1.
3. A property owner asked about the possibility of getting help from Jackson County to maintain Cape roads. Mr. Johs explained that a previous committee gathered signatures on a petition to present to the County Commissioners for this purpose. The Commissioners said the roads would have to meet state specifications before the county would consider that and that the gate would have to removed. Mr. Johs said the cost of bringing the roads into compliance with State requirements would be much, much more than will be required to maintain and improve them to Cape standards. Every road would have to widened, resurfaced, and curbed before the County would even consider it.

Ballot Committee Report – Mr. Alexander introduced members of the Ballot Committee, Debbie Crow, Christine Mayer, Ted Grimes, and Paul Warren. He reported that they had counted the ballots and then recounted twice. 804 ballots were mailed to property owners and 347 were returned, with a total of 592 eligible votes. The result was 301 in favor of increasing the annual per lot fee from \$135 to \$200 and 291 against.

Next Property Owners’ meeting – Annual Meeting – March 8, 2020, at 2:00 p.m. following a Board of Directors meeting at 1:00 p.m. Please join your neighbors for a potluck dinner on Saturday, March 7, at 5:30 p.m. at the Community Center.

The meeting was adjourned at 3:07 p.m.

Respectfully submitted,
Judy Hollingsworth

/s/ Daniel Dittrich
Approved

March 8, 2020