

**Annual Meeting Minutes of the Property Owners  
January - December 2019  
Cape Carancahua Property Owners' Association, Inc.  
March 8, 2019**

President Dan Dittrich called the meeting to order at 2:00 p.m. Board members present: Marie Weakley, Larry Schroeder, Robert Johs, and Charles Taylor. Mr. Dittrich welcomed the 26 property owners present and led the Pledge of Allegiance.

Mr. Dittrich introduced Carter Alexander, Chairman of the Ballot Committee, who issued the last call for ballots. The Committee (Chairman Alexander Christine Mayer, Margie Behan, Ted Grimes, and Paul Warren) retired to the meeting room with the ballot box to complete the tabulation of ballots

**Approval of the Minutes**

April Eyeington moved that the minutes of the February 9, 2020, Quarterly Property Owners' Meeting be approved with one typographical correction. Shawn Johnson 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, the Capital Summary, and 2020 budget. Tom Tucker asked how the budget figure for fuel was computed. Mr. Taylor said it was based on prior usage. A property owner asked why there was no income amount projected for non-compliance fees on the budget. Mr. Taylor said the Board never know if non-compliance fees will need to be assessed.

**Maintenance Report – Larry Schroeder**

1. Performed routine maintenance to all equipment
2. Performed routine mowing on lots, roadsides, and common grounds
3. Continue rolling and fixing potholes on gravel roads
4. Removed all pipe fencing at Park 1
5. Demolished restrooms at Park 1
6. Replaced pipe fence at Park 1 with post, concreted in, and cable
7. Rerouted water line to new restroom, that was donated by property owner, at Park 1
8. Purchased lumber for walkway over concrete drainage at Park 1
9. Repaired construction gate keypad system
10. Continued cleaning Brush Pit by pushing brush into pit
11. Repaired/replaced rope, chain, bolts, nuts, and clamps to children's swings at Park 1 playground
12. Spread 2 buckets of gravel and rolled Fire Department road
13. Replaced cable to fence at Pool 2
14. Continued working on restrooms, walkway to pier, and fences at Park 1
15. Spread gravel on walkway at bulkhead at Park 1
16. Installed new water lines and electricity to new restrooms at Park 1
17. Replaced septic lines at restrooms at Park 1
18. Rewired pump room at Pool 2
19. Repaired lock on men's restroom at Pool 1
20. Solicited and received bids for concrete work at entrance, exit, office, and mailbox culverts and boat ramp
21. Spread gravel at bulkhead at Park 1
22. Repaired electronic malfunction at construction gate key pad;
23. Removed all pipe fencing at Park 1; replaced with posts and cable
24. Assisted with concrete work at entrance, exit, office, mailbox area, and boat ramp
25. Replaced rope and brackets on swings at Park 1
26. Installed chains on doors at Park 1 restrooms
27. Repaired vandalized clean-out lines at Pavilion restrooms
28. Created drain on road at mailboxes
29. Removed pavement and replaced with concrete on culvert pipe on Bayshore
30. Continued removal of pipe fencing through the Cape, replacing them with wooden posts and steel cable
31. Widened concrete drive at entrance and exit gates
32. Replaced old wiring for cameras at entrance and exit gates and lights
33. Continued to manage Burn Pit green waste
34. Rolled gravel roads to smooth out potholes and tire ruts
35. Repaired ramp at boat launch
36. Continued working on fencing throughout the Cape

37. Hired Stanford Vacuum Service to clean Pool 2 septic and install risers
38. Repaired men's toilet at Pool 2
39. Repaired meter box at boat ramp
40. Installed new holders for flags on Carancahua Boulevard and at Flag Park
41. Trimmed hedges & palms at office and both sides of entrance and exit gates
42. Installed truck route signs at Arrowhead, Flintrock, Bayview, and Mollnar
43. Installed gate a brush pit entrance to limit illegal dumping
44. Removed pipe fence at office parking lot
45. Continued rolling gravel roads with process gravel
46. Continued repairing potholes in asphalt roads and road edges
47. Repaired fence outside gate and Park 1 due to vandalism
48. Reattached telephone line to building at Pool 1
49. Placed asphalt in potholes and on sides of paved roads
50. Placed flags for 4<sup>th</sup> of July
51. Installed 12-hour parking sign in parking lot outside the gate
52. Repaired the flagpole
53. Continued pushing brush into pit and burned same
54. Placed 3 curb stops in office parking lot
55. Placed speed limit signs on gravel roads
56. Repaired speed bumps at entrance
57. Routine cleanup of brush pit
58. Sprayed side of roads and fence line
59. Filled potholes in paved roads
60. Repaired shower at Pool 1
61. Removed water fountain at entrance of Pool 1
62. Removed trash cans from all parks, boat ramp, and pavilion due to misuse by property owners disposing of household garbage
63. Repaired ladies' room door at Pool 2
64. Hired D. Ray Acuna to replace 2 light poles at boat ramp due to rotten pilings
65. Trimmed palm trees
66. Trimmed overhanging trees on Swallow and Bayshore
67. Remove and replaced exit spikes to check for rubber from tires
68. Repaired lock on Park 1 restroom
69. Rolled gravel roads after rain to smooth ruts
70. Spread gravel in potholes on Mollnar
71. Installed hasps on restrooms
72. Assisted CCWSC connect new water valve on lines
73. Placed asphalt in potholes
74. Repaired pier at boat ramp
75. Replaced green light at Park 1 pier
76. Trimmed palms and oak trees at Pool 2
77. Rolled gravel roads after rain to smooth ruts
78. require mowing by maintenance
79. Changed solenoid in truck
80. Repaired fence at Pool 1 and brush pit
81. Moved telephone poles from brush pit to wetlands
82. Replaced sign at entrance
83. Installed pole for stop sign at Bayview & Bayshore
84. Installed posts and cable on each side of Bayshore at outfall ditch
85. Routine clean-up of brush pit; pushed into pit and burned
86. Outlined wetlands with utility poles
87. Repaired water leak at boat ramp
88. Removed fence inside brush pit area
89. Trimmed palms
90. Removed grass clippings from around palms at Pool 2
91. Rolled gravel roads after rain
92. Placed new stop signs at Bayview/Bayshore, Bayview/Starling, and Carancahua/Mollnar

Property owner Tom Tucker asked if maintenance reports could include the cost of each project. Mrs. Weakley said she would look into the possibility.

### **ACC Report – Marie Weakley**

Ninety-four building permits, including six new homes, were issued in 2019 with \$15,445.00 collected in permit fees.

### **Legal Report and Non-Compliance Report – Robert Johs**

The Cape’s attorney continues to pursue collection of past due accounts. Three properties are proceeding to foreclosure. To date, over \$60,840 has been collected through this project. \$50,000 of this has been dedicated to road improvements.

### **Capers Report – Myrtle Halling and Marie Weakley**

Mrs. Halling reminded those in attendance that “Everyone is a Caper” and encouraged everyone to attend the monthly meetings and participate in the Easter Egg Hunt coming up on April 11 at the Pavilion. Mrs. Weakley noted that work being done on the Community Center was not funded by the Association. The Capers are financing the drainage and parking lot projects with donations from generous property owners.

### **Celebrations and Concerns**

Benny Janota died on February 8, 2020, and Todd Horlica, son of property owner Harvey and Gloria, Horelica, passed away in March.

### **Ballot Committee Report – Carter Alexander**

Results of the balloting for 2020-21 Board of Directors positions 3 and 5 are as follows:

Votes for Larry Schroeder (unopposed incumbent, Position 5): 241

Votes for Position 3:

Bryan Churan - 80

Shawn Johnson - 49

Pam Stewart – 187

Mr. Dittrich thanked Mr. Alexander the members of the committee.

### **Property Owners’ Comments**

1. Randy Dvorak thanked Mr. Dittrich for his dedication to serving CCPOA on the Board.
2. Darlene Dolan asked which road would be first on the repair schedule. Mr. Dittrich said repairs to the first mile west on the entrance gate on Bayshore was scheduled to begin about April 1, 2020.
3. Kathy Kelly asked how long the road repairs would take. Mr. Dittrich said the paving contractor predicted about one week per mile.
4. Mrs. Weakley indicated a big basket of lemons donated by Justin Guyer available to all.
5. Mrs. Weakley thanks Ricky Clark for his donation of manpower and labor for work being done on the Community Center
6. Mr. Dittrich outlined a few of the accomplishment during the past two years.
  - a. Concrete re-configuration at the entrance gate
  - b. Successful lawsuit against non-compliant property owner
  - c. Emphasis on compliance of deed restrictions resulting in over 50 violation corrections
  - d. Collection of over \$60,000 from past due accounts
  - e. Elimination of permit fees for in-kind repairs
  - f. Emergency Action Plan
  - g. Roadwork in process
  - h. Increase in annual maintenance fees from \$135 to \$200 per year per lotHe thanks the Architectural Control Committee, Office Staff, Maintenance Workers, and his fellow Board members for their work and assistance during his tenure on the Board.

### **New Officers Swearing-in Ceremony**

Board members Larry Schroeder and Pam Stewart read the Oath of Office.

**Next Property Owners’ meeting:** Quarterly Meeting on May 10, 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, May 9, at 5:30 p.m. at the Community Center.

The meeting was adjourned at 3:45 p.m.

Respectfully submitted,  
Judy Hollingsworth, Scribe

/s/ Pam Stewart

May 17, 2020