

CAPE CARANCAHU
A PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
May 17, 2020
Minutes

President Pam Stewart called the meeting to order at 1:02 p.m. Board members Charles Taylor, Larry Schroeder, Robert Johs, and Marie Weakley were present.

Mrs. Stewart welcomed property owner David Wespesser who had petitioned to speak to the Board. Mr. Wespesser outlined the legal issue facing him with effort to evict a renter who has violated several Cape restrictions. Mr. Wespesser is doing everything he can legally to alleviate the violations and evict the violator.

Mr. Johs moved to accept the minutes of the March 8, 2020 Board Meeting as written. Mr. Schroeder seconded the motion, which passed unanimously. Mr. Johs moved to accept the minutes of the March 12, 2020 Special Board Meeting as written. Mrs. Weakley seconded the motion, which was 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 March & April check registers. There were none.

Maintenance Report, March and April 2020 – Larry Schroeder

1. Routine maintenance on all equipment
2. Routine mowing of all common grounds, roadsides, 13 acres, and property owner lots as needed
3. Dismantle and remove rotten shade at Pool 2
4. Caulk expansion joints and cracks at pools
5. Clean brush pit and burn brush
6. Repair “No Trespassing” sign at entrance gate walkway
7. Remove broken basketball goal and replace with new one (total man hours – 7)
8. Replace bent hydraulic ram on tractor with new one (total man hours – 2)
9. Routine cleaning of brush pit (pushing brush)
10. Trimmed trees on Lots 1213, 1112, & 699
11. Placed caulk in seams at Pool 1
12. Placed locks on all public restrooms to close during COVID-19 restrictions
13. Closed Pool 1 until Governor lifts restrictions
14. Rolled gravel roads after rain
15. Prepared 2 miles of West Bayshore for new road base and asphalt
16. Removed pipe fencing on Bayshore and replaced with wood posts and guardrail (total man hours- 43)
17. Placed speed hump signs on West Bayshore

ACC Report – Marie Weakley

Eight building permits were issued in March and April 2020 with \$1,950.00 collected in permit fees

Legal and Compliance Report – Robert Johs

The Cape’s attorney continues to pursue collection of past due accounts. Three past due accounts are proceeding to foreclosure. To date, over \$63,917 has been collected through this project.

The Cape's Attorney has been instructed to send legal demand for payment certified letters to the following: Luis Bonilla, Lots 1432 & 1433; William Coleman, Lots 1189 & 1190; Larry Ellis, Lot 605; Clarence Engelke, Lot 829; Arthur Fuentes, Lot 1238; Robert Graves, Lot 1161; Brian Nelson, Lots 795 & 796; Jason Tumlinson, Lot 1387; Calvin Ward, Lot 1508; Jerry & Karen Watt, Lots 1513 & 1514; Karen Schoenfeld Watt, Lots 1538 & 1539; Walon & Willis Woods, Lot 1502.

The process of vigorously addressing violations of uncut grass, illegal boat and trailer parking, etc., will be resumed when COVID-19 restrictions are eased.

Old Business – none

New Business

1. After discussion, Mr. Taylor moved to adopt the Requirements for New Housing, Additions, or Modifications permit to include the following: “During construction or major renovation, no recreational vehicle, trailer, or camping shelter may be stored or occupied on the property.” Mr. Johs seconded the motion, which passed unanimously.
2. After discussion, Mrs. Weakley moved to revise the hours of operation for Cape swimming pools to opening at 7:00 a.m. and closing at 9:00 p.m. effective June 1, 2020. Mr. Schroeder seconded the motion, which passed unanimously.
3. After discussion, Mr. Johs moved to add the requirement of a \$10,000.00 bond from property owners for all building permits except permit extensions unless such requirement is waived by the Architectural Control Committee and the Board of Directors. Mr. Schroeder seconded the motion, which passed unanimously.
4. After discussion, Mr. Taylor moved to require a permit for the demolition of specific structures with a permit fee of \$200.00. Mrs. Weakley seconded the motion, which passed unanimously.
5. After a brief discussion, Mr. Schroeder moved to table a property revision of the RV Policy. Mr. Johs seconded the motion, which passed unanimously.

Property Owners Comments – none.

The next Board of Directors meeting will be on Wednesday, June 10, 2020, at 6:00 p.m. in the Library.

The meeting was adjourned at 1:53 p.m.

Respectfully submitted,
Judy Hollingsworth, Scribe

/s/ Pam Stewart_
Approved

June 10, 2020