

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

President Pam Stewart called the meeting to order at 6:00 p.m. Board members Charles Taylor, Larry Schroeder, Robert Johs, and Marie Weakley were present with five property owners in attendance.

Mr. Johs moved to accept the minutes of the June 10, 2020 Board Meeting as written. Mr. Schroeder 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 June check register. There were none.

Maintenance Report, June 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. Routine cleaning of brush pit (pushing brush)
4. Rolled all gravel roads after rain
5. Repair guardrails
6. Repairs chain link fence
7. Placed new “Children at Play” sign by Park 1
8. Removed post at boat ramp
9. Repaired fire gate and barbed wire fence at Pool 2 due to vandalism
10. Repaired fence at Pool1 due to golf cart running into it
11. Repaired ladder at Pool 2
12. Cleaned outfall ditch at Bayshore & Flintrock
13. Filled potholes with asphalt
14. Repaired 911 telephone at Pool 2

ACC Report – Marie Weakley

Six building permits were issued in June 2020 with \$1,100.00 collected in permit fees

Legal and Compliance Report – Robert Johs

The Cape’s attorney continues to pursue collection of past due account and pursuing foreclosure of those who do not comply. Non-compliance fees continue to be assessed to property owners who are in violation of CCPOA Deed Restrictions, Policies, and Regulations.

Old Business

1. After discussion, Mrs. Weakley moved to file a compilation of all CCPOA Policies, including recently revised policies for (1) Construction Permit, (2) Fees and charges, (3) Motorized Vehicles, and (4) Recreational Vehicles. Mr. Taylor seconded the motion, which passed unanimously.

New Business

After discussion, Mrs. Weakley moved to authorize the Cape’s attorney to begin foreclosure procedures on the following CCPOA property owners: Dameon Lev, Bob Lovett, Salvador Calvario, Thomas L. Polachek, Ernie J. Phrampus, Charles Kincheloe, and Cary Cook. Mr. Taylor seconded the motion, which passed unanimously.

There were no property owners registered to speak.

The meeting was adjourned temporarily at 6:25 for Executive Session. The meeting was resumed at 6:30.

Mr. Schroeder moved to rescind the requirement for a contractor's bond on construction projects and to submit for filing in Jackson County records a compilation of all Architectural Control Requirements, including revisions of the Building Permit Fee Schedule; Construction Permit Application; and Requirements for Housing, Additions, or Modifications. Mr. Johs seconded the motion, which passed unanimously.

The next Board of Directors meeting will be on Sunday, August 9, 2020, at 1:00 p.m. in the Community Center followed by the Quarterly Property Owners' meeting at 2:00 p.m.

The meeting was adjourned at 6:35 p.m.

Respectfully submitted,
Judy Hollingsworth, Scribe

/s/ Pam Stewart
Approved

August 9, 2020