

**CAPE CARANCAHUA
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
August 9, 2020
Minutes**

President Pam Stewart called the meeting to order at 1:00 p.m. Board members Charles Taylor, Robert Johs, and Marie Weakley were present with six property owners in attendance.

Mr. Taylor moved to accept the minutes of the July 8, 2020 Board Meeting as written. Mr. Johs 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 July check register. There were none.

Maintenance Report, July 2020 – Robert Johs

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
4. Removed excess gravel from pavilion to brush pit property
5. Rolled all gravel roads after rain
6. Filled potholes with asphalt
7. Performed routine reading of water samples from both pools
8. Replaced filtration system at Pool 2
9. Repaired piers and bulkheads after storm

ACC Report – Marie Weakley

Eleven building permits, including one new home and one in-ground swimming pool, were issued in July 2020 with \$4,050.00 collected in permit fees

Legal and Compliance Report – Robert Johs

The Cape's attorney continues to pursue collection of past due accounts and 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. Two foreclosed properties will be auctioned at the Jackson County courthouse on September 1, 2020.

Old Business

1. After discussion, Mr. Johs moved to file in Jackson County records a compilation of all CCPOA Policies, including the recently revised policy for Recreational Vehicles. Mrs. Weakley seconded the motion, which passed unanimously.
2. After discussion, Mr. Taylor moved to file the CCPOA Deed Restrictions, Conditions and Covenants to include the Affidavit Authenticating Document. Mr. Johs seconded the motion, which passed unanimously.
3. After discussion, Mrs. Weakley moved to authorize the filing of an updated Management Certificate after the items listed in #1 and #2 have been duly filed. Mr. Taylor seconded the motion, which passed unanimously.

New Business

1. After discussion, Mr. Johs moved to instruct maintenance to repair the edges of the asphalt on West Bayshore from the gate eastward to Carancahua Boulevard. Mrs. Stewart seconded the motion, which passed unanimously.
2. After discussion, Mr. Johs moved to instruct maintenance to remediate problems with the terracing on the south side of the boat ramp. Mr. Taylor seconded the motion, which passed unanimously.

3. After discussion, Mrs. Weakley moved to assess a \$50 per pay non-compliance fee for violations by property owner Shelley Buchman for violation of the RV Policy. Mr. Taylor seconded the motion, which passed unanimously.

There were no property owners registered to speak.

The next Board of Directors meeting will be on September 9, 2020, at 6:00 p.m. in the Library

The meeting was adjourned at 2:00 p.m.

Respectfully submitted,
Judy Hollingsworth, Scribe

/s/ Pam Stewart
Approved

September 9, 2020