

**Quarterly Meeting Minutes of the Property Owners
April, May, and June 2020
Cape Carancahua Property Owners' Association
August 9, 2020**

President Pam Stewart called the meeting to order at 2:00 p.m. Board members present: Marie Weakley, Robert Johs, and Charles Taylor. Six property owners signed the sign-in sheet. Mrs. Stewart welcomed them, led the Pledge of Allegiance and introduced each member of the Board.

Approval of the Minutes

Robert Johs moved that the minutes of the May 17, 2020, Annual Property Owners' Meeting be approved as written. Dan Dittrich 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.

Maintenance Report – 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 (pushing brush)
4. Trimmed trees on Lots 1213, 1112, & 699
5. Placed caulk in seams at Pool 1
6. Placed locks on all public restrooms to close during COVID-19 restrictions
7. Closed Pool 1 until Governor lifts restrictions
8. Rolled gravel roads after rain
9. Prepared 2 miles of West Bayshore for new road base and asphalt
10. Removed pipe fencing on Bayshore and replaced with wood posts and guardrail
11. Placed speed hump signs on West Bayshore
12. Placed speed hump posts and signs
13. Repaired one speed hump (removed 2" of asphalt)
14. Repaired speed bumps at exit side of main gate
15. Rolled all gravel roads after rains
16. Repaired guardrail at Bayview and Curlew
17. Repaired emergency telephone at Pool 2
18. Replaced rotten pier boards
19. Replaced front tractor tires
20. Repaired chain link fence
21. Placed new "Children at Play" sign by Park 1
22. Removed post at boat ramp
23. Repaired fire gate and barbed wire fence at Pool 2 due to vandalism
24. Repaired fence at Pool1 due to golf cart running into it
25. Repaired ladder at Pool 2
26. Cleaned outfall ditch at Bayshore & Flintrock
27. Filled potholes with asphalt

ACC Report – Marie Weakley

Twenty-five building permits were issued during the second quarter of 2020 with \$3,950.00 collected in permit fees.

Legal Report and Non-Compliance Report – Robert Johs

Legal demand letters sent by CCPOA and the Cape attorney have resulted in over \$38,000.00 being collected from past due accounts in 2020. This is an on-gong process. Eighteen properties are in the process of foreclosure. Violations of deed restrictions and policies continue to be addressed on an as-needed basis. Many violations have been corrected and the Cape continues to improve.

Old Business – Property owner Walter Weakley asked that rough edges of guardrails be fixed. Mr. Johs said remediation has begun, but a full report would be available when Mr. Schroeder returned to duty.

New Business – Marie Weakley announced that Jerry and Debbie Crow had been selected to receive the "Yard of the Quarter" award. Mr. Crow took the sign to display in his yard and thanked the Board for the gift card.

Capers Report

Myrtle Halling reported that all meetings and events had been postponed due to the pandemic. She said the Capers would continue to seek information about the availability of flu shots from Jackson County Hospital District for the fall.

Property Owner Comments - none

Next Property Owners' meeting – Quarterly Meeting – November 8, 2020, at 2:00 p.m. following a Board of Directors meeting at 1:00 p.m.

The meeting was adjourned at 2:25 p.m.

Respectfully submitted,
Judy Hollingsworth

/s/ Pam Stewart
Approved

November 8, 2020