

**CAPE CARANCAHUA
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
October 14, 2020
Minutes**

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

Ms. Weakley moved to accept the minutes of the June 18, 2020 Special Meeting, September 9, 2020 Board Meeting, and September 25, 2020 Special 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 September check register. There were none.

Maintenance Report, September 2020 – Larry Schroeder

No questions were asked about the report, but one property owner did comment to keep spraying along the roadsides to kill the encroaching grass because it is helping.

1. Performed routine maintenance to all equipment
2. Performed routine mowing of all common grounds, property owner lots, & sides of roads
3. Performed routine cleaning of brush pit
4. Filled in potholes on West Bayshore with asphalt
5. Trimmed trees along fence at office
6. Removed debris at Park 1 left by the high water
7. Adjusted sensor and chain at Construction gate
8. Routine reading of pool chemicals
9. Rolled gravel roads after rain
10. Removed guardrail on Bayshore and Bayview
11. Adjusted gate spikes
12. Cleaned debris at entrance and exit gates
13. Repaired bench at Boat Ramp Pier
14. Repaired damage from storm to bulkhead at Park 1
15. Repaired damage from storm to pier at Boat Ramp

Major purchases in September - \$959.17 on Pier Lumber, \$679.77 on Privacy Fence Screen for Brush Pit, \$1,379.45 on Mailbox = \$3,018.39.

ACC Report – Pam Stewart

Nine building permits were issued in September 2020 with \$1,700.00 collected in permit fees. No questions were asked about the report, but a property owner did comment that the cape is growing.

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. Steven Sanders was sent a certified letter stating that the cape does not refund prepaid. A statement will be added to the 2021 Annual Maintenance Membership invoices to remind property owners that prepaid mowing is nonrefundable.

New Business

1. After discussion, Mr. Schroeder moved accept changes made to ACC Storage Building Requirements. Mr. Taylor seconded the motion, which passed unanimously.
2. After discussion, Mr. Taylor moved accept changes made to ACC Garage and Shop Requirements. Mr. Schroeder seconded the motion, which passed unanimously.
3. After discussion, Mr. Schroeder moved accept changes made to ACC Carport and Awning Requirements. Mr. Taylor seconded the motion, which passed unanimously.
4. After discussion it was decided that Mr. Schroeder would contact D&P Coastal Marine for an estimate on the cost to remove pier and replace only 120'.
- 5.

There were no property owners registered to speak.

The next Board of Directors meeting will be on November 8, 2020, at 1:00 p.m. at the Community Center. The CCPOA Quarterly meeting will be November 8, 2020 at 2:00 p.m. at the Community Center.

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

Respectfully submitted,
Charlie Taylor, Scribe

/s/ Pam Stewart
Approved

December 9, 2020