

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

President Pam Stewart called the meeting to order at 1:01 p.m. Board members Charles Taylor, Robert Johs, Marie Weakley and Larry Schroeder were present with three property owners in attendance.

**Approve Minutes**

Ms. Weakley requested the wording for the Maintenance Report, Major purchases, "tarps" be changed before accepting the minutes of the October 14, 2020 Board of Directors Meeting.

**Financial Report – Charles Taylor**

Mr. Taylor asked for questions about the Capital Summary, Profit & Loss Comparison, Profit & Loss Budget Performance, Petty Cash Report, and October check register. There were none.

**Maintenance Report, October 2020 – Larry Schroeder**

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 with asphalt
5. Trimmed palm trees
6. Repaired bulkhead at Park 1
7. Installed new mailboxes
8. Routine reading of pool chemicals
9. Sprayed sides of roads
10. Rolled roads after rain
11. Placed cold patch alongside of road at Bayshore

Ms. Stewart thanked Mr. Johs, Mr. Schroeder, and Mr. Beaver for laying the asphalt alongside of road at Bayshore

**ACC Report – Marie Weakley**

Five building permits were issued in October 2020 with \$950.00 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**

The ACC Storage Building, Garage, Shop and Carport Requirement changes were approved, and they are being filed with Jackson County.

**New Business**

1. A bid was submitted by BH Tree Service for the trimming of the palm trees around both pools. After discussion, it was determined that more bids were needed.
2. After discussion, it was determined more information is needed before possible implementing Payclix.
3. Discussion about Dameon Lev's account, Mr. Johs suggested and was unanimously agreed that Mr. Lev will be on a payment plan of \$600 a month so his account will be paid in full by the end of February 2021 or legal action will be pursued.

There were no property owners registered to speak.

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

The meeting was adjourned at 1:43 p.m.

Respectfully submitted,  
Pam Schuhsler, Scribe

/s/ Pam Stewart  
Approved

December 9, 2020