

**Quarterly Meeting Minutes of the Property Owners
July, August, September 2020
Cape Carancahua Property Owners' Association
November 8, 2020**

President Pam Stewart called the meeting to order at 2:00 p.m. Board members present: Marie Weakley, Robert Johs, Larry Schroeder and Charles Taylor. Twenty-four 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

Myrtle Halling moved that the minutes of the April, May, June, 2020, Quarterly Property Owners' Meeting be approved as written. Jennifer Rausch seconded the motion, which passed with no dissenting votes.

Judy Hollingsworth was presented a plaque and thanked for thirteen years of service in the cape office. It was announced, a celebration with Judy would follow after the meeting with cake, cookies and punch.

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 – 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. Repair 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 Pool 1 due to golf cart running into it
11. Repaired ladder at Pool 2
12. Cleaned outfall ditch at Bayshore and Flintlock
13. Filled potholes with asphalt
14. Repaired 911 telephone at Pool 2
15. Removed excess gravel from pavilion to brush pit property
16. Performed routine reading of water samples from both pools
17. Replaced filtration system at Pool 2
18. Repaired piers and bulkheads after storm
19. Replaced light sensor on lights at mailboxes
20. Repaired spikes at front exit
21. Placed "For Sale" signs on all Cape owned lots for sale
22. Replaced old Life Rings at both pools
23. Placed cable at Park 1
24. Removed grass from Pool 2 and wetlands
25. Repaired piers after high water from Hurricane Laura
26. Sprayed along fence from Construction Gate west to the water (entire fence)
27. Repaired speed bumps at Front Entrance Gate
28. Filled in holes with asphalt on West Bayshore
29. Restored picture on Pool 2 camera

Mr. Schroeder presented a drawing to show the roads to be paved in 2021.

ACC Report – Marie Weakley

Twenty-seven building permits were issued during the third quarter of 2020 with \$8,450.00 collected in permit fees, which included two new homes and 1 in-ground pool.

Legal Report and Non-Compliance Report – Robert Johs

Legal demand letters sent by CCPOA and the Cape attorney have resulted in over \$48,000.00 being collected from past due accounts in 2020. This is an on-gong process. Twelve 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 – None

New Business

Debra Collins will be painting murals on the walls at both pools.

Mr. Johs announced that the pier at the boat ramp is beyond repair. That portion of the pier will be removed and the remaining pier will be used as long as it is safe. Discussion about the piers and plans for the future are to investigate installing a floating pier as an option.

Capers Report – Dolores Chandler

Box tops are being collected for local schools. Wine corks are being collected for pediatric cancer research. Aluminum cans are being collected to raise money for the cape. Christmas cards are collected to take to Port Lavaca Nursing Home for the residents.

Celebrations and Concerns

Yard of the Quarter was awarded to Rick and Beth Clark at 258 Curlew. They were not at the meeting, the sign and \$25 gift certificate from Gardenland Nursery will be delivered to them.

Property Owner Comments

Walter Weakly spoke about the “Community Center Improvement Project” to air condition the community center. The project was tabled in lieu of more information needed.

Next Property Owners’ meeting – Quarterly Meeting – February 7, 2021, at 2:00 p.m. following a Board of Directors meeting at 1:00 p.m.

The meeting was adjourned at 3:50 p.m.

Respectfully submitted,
Pam Schuhsler

/s/ Pam Stewart
Approved

February 14, 2021