

**Quarterly Meeting Minutes of the Property Owners
October, November, December 2020
Cape Carancahua Property Owners' Association
February 14, 2021**

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. 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

Myrtle Halling moved that the minutes of the July, August, September 2020, Quarterly Property Owners' Meeting be approved as written. Bryan Churan 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 – 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 trees
6. Repaired bulkhead at Park 1
7. Installed new mailboxes
8. Routine reading of pool chemicals
9. Sprayed beside roads
10. Rolled roads after rain
11. Placed cold patch alongside of road at Bayshore
12. Repaired entrance gate
13. Cleaned out entrance/exit spike area
14. Repaired construction gate
15. Burned brush in pit
16. Removed damaged pier (lights, electrical, boards, posts, benches, etc.)
17. Placed posts at speed hump to keep vehicles from driving in ditch
18. Replaced faulty breaker for entrance gate
19. Transported lumber from boat ramp pier to burn pit yard
20. Repaired electric plug at park 1 pier

ACC Report – Marie Weakley

Eleven building permits were issued during the fourth quarter of 2020 with \$1,550.00 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 \$4,300.00 being collected from past due accounts the fourth quarter. This is an on-going process. Five 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

We are in the process of replacing the A/C and heating system at the office.

Capers Report – Myrtle Halling

The Capers are not active currently but intend on resuming at a later date.

Celebrations and Concerns

Yard of the Quarter was awarded to James and Carol Parker at 159 Stovall. They were not at the meeting, the sign and \$25 gift certificate from Gardenland Nursery will be delivered to them.

Property Owner Comments

None

Next Property Owners' meeting – Annual Meeting, March 14, 2021, at 2:00 p.m. at the Community Center following a Board of Directors meeting at 1:00 p.m.

The meeting was adjourned at 2:30 p.m.

Respectfully submitted,
Pam Schuhsler

/s/ Pam Stewart
Approved

March 15, 2021