

**Annual Meeting Minutes of the Property Owners
January - December 2020
Cape Carancahua Property Owners' Association, Inc.
March 14, 2021**

President Pam Stewart called the meeting to order at 2:00 p.m. Board members present: Marie Weakley, Larry Schroeder, Robert Johs, and Charles Taylor. Ms. Stewart welcomed the 25 property owners present and led the Pledge of Allegiance.

Ms. Stewart introduced Christine Mayer, Chairman of the Ballot Committee, and the ballot committee members, Ken Anderson (not present), Marge Behan, Debra Colins, Debbie Crow, Bill Dannels, Dan Dittrich, and Rosemarie Gold. Last call was issued for ballots and the Ballot Committee retired to the meeting room with the ballot box to complete the tabulation of ballots

Approval of the Minutes

Sandra Heimbach moved that the minutes of the February 14, 2021, Quarterly Property Owners' Meeting be approved. Myrtle Halling 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, the Capital Summary, and 2021 budget. Delores Brooks asked about the bulkhead repair cost. Mr. Johs explained that due to Mr. Schroeder, Donald Beaver from Maintenance, and himself doing the work they were able to keep the cost down.

Maintenance Report – Larry Schroeder

1. Routine maintenance on all equipment
2. Routine mowing of all common grounds, roadsides, and property owner lots as needed.
3. Routine clean-up of brush pit; pushed into pit and burned.
4. Trimmed palms and trees
5. Sprayed sides of roads, culverts, and signs to kill weeds.
6. Repaired men's restroom door at Pool 2
7. Placed asphalt in potholes.
8. Rolled gravel roads.
9. Replaced light in office.
10. Built new ballot box.
11. Repaired picnic table at Park 1.
12. Repaired office ceiling.
13. Replace threshold at community center door.
14. Replaced office lights.
15. Repaired speed bump at entrance gate
16. Cut trees out of outfall ditch.
17. Replaced power steering pump on truck.
18. Dismantled and remove rotten shade at Pool 2.
19. Caulked expansion joints and cracks at pools
20. Repaired "No Trespassing" sign at entrance gate walkway
21. Removed broken basketball goal and replace with new one (total man hours – 7)
22. Replaced bent hydraulic ram on tractor with new one (total man hours – 2)
23. Placed locks on all public restrooms to close during COVID-19 restrictions
24. Closed Pool 1 until Governor lifts restrictions
25. Prepared 2 miles of West Bayshore for new road base and asphalt
26. Removed pipe fencing on Bayshore and replaced with wood posts and guardrail
27. Placed speed hump signs on West Bayshore
28. Placed speed hump posts and signs
29. Repaired one speed hump (removed 2" of asphalt)
30. Repaired speed bumps at exit side of main gate
31. Repaired guardrail at Bayview and Curlew
32. Repaired emergency telephone at Pool 2
33. Replaced rotten pier boards

34. Replaced front tractor tires
35. Repaired chain link fence
36. Placed new "Children at Play" sign by Park 1
37. Removed post at boat ramp
38. Repaired fire gate and barbed wire fence at Pool 2 due to vandalism
39. Repaired fence at Pool 1 due to golf cart running into it
40. Repaired ladder at Pool 2
41. Repair guardrails
42. Removed post at boat ramp
43. Cleaned outfall ditch at Bayshore and Flintlock
44. Removed excess gravel from pavilion to brush pit property
45. Performed routine reading of water samples from both pools
46. Replaced filtration system at Pool 2
47. Repaired piers and bulkheads after storm
48. Replaced light sensor on lights at mailboxes
49. Repaired spikes at front exit
50. Placed "For Sale" signs on all Cape owned lots for sale
51. Replaced old Life Rings at both pools
52. Placed cable at Park 1
53. Removed grass from Pool 2 and wetlands
54. Repaired piers after high water from Hurricane Laura
55. Sprayed along fence from Construction Gate west to the water (entire fence)
56. Restored picture on Pool 2 camera
57. Installed new mailboxes
58. Cleaned out entrance/exit spike area
59. Repaired construction gate
60. Removed damaged pier (lights, electrical, boards, posts, benches, etc.)
61. Placed posts at speed hump to keep vehicles from driving in ditch
62. Replaced faulty breaker for entrance gate
63. Transported lumber from boat ramp pier to burn pit yard
64. Repaired electric plug at park 1 pier

ACC Report – Marie Weakley

Ninety-four building permits, including two new homes, were issued in 2020 with \$16,950.00 collected in permit fees.

Legal Report and Non-Compliance Report – Robert Johs

The Cape's attorney continues to pursue collection of past due accounts. Five past due accounts were proceeding to foreclosure at the end of 2020.

Capers Report – Marge Behan

The Capers have not had any meetings or events in 2020 because of COVID. There will not be an Easter Egg Hunt this year. We may have the July 4th celebration.

Celebrations and Concerns

The cape lost 2 longtime residents recently, Tom Lovejoy and Suzanne Schoonover. Mr. Warren thanked the First Responders for their response when he recently had an incident needing medical care.

Ballot Committee Report – Christine Mayer

Results of the balloting for 2021-2022 Board of Directors positions 1, 2 and 4 are as follows:

Votes for Charles Taylor (unopposed incumbent, Position 2): 212

Votes for Robert Johs (unopposed incumbent, Position 4): 216

Votes for Position 1:

Bryan Churan - 94

Wm. Paul Warren - 175

Ms. Stewart thanked Christine Mayer and the members of the Ballot Committee.

Property Owners' Comments

1. Property owner asked about the repair on the pier. Mr. Schroeder explained that the cape will most likely not continue to repair the pier because of the cost but replace it eventually possibly with a floating pier.

2. Dolores Brooks asked about the road construction, paving more of the roads. Mr. Schroeder explained which ones would be paved starting this spring and Mr. Johs added that the crossroads in between would also be paved.
3. A discussion occurred about the addition of speedbumps and Brush Pit being open
4. Michelle Pina asked about the cost for the parks. Mr. Schroeder explained that the cost was to replace worn out swings and to take care of the issue of bees in the park, etc.
5. The cost of legal fees to the cape was question. Ms. Stewart explained that the cost was due to the foreclosures that have occurred. Mr. Taylor added that some of the cost has been recovered.
6. The subject of having dumpsters outside of the front gate sometime this year provided by the county.
7. Having cleanup for the side of the road after paving contained in the contract.
8. A gravel parking lot by the Pavilion when the crew is paving the roads.

The chief of the CVFD, Craig Brooks, gave a report on the number of calls they had received in 2020, 131. He added they have 10 active members with 9 living in the cape. The military will be giving COVID vaccines at the fire station if they have enough people sign up.

New Officers Swearing-in Ceremony

Board members Paul Warren, Charles Taylor, and Robert Johs read the Oath of Office. Ms. Stewart thanked Marie Weakley for her years of service on the board and welcomed Paul Warren to the board. Ms. Stewart thanked Bryan Churan for running for Position 1.

Next Property Owners' meeting: Quarterly Meeting on May 9, 2021, at 2:00 p.m. following a Board of Directors meeting at 1:00 p.m.

The meeting was adjourned at 3:18 p.m.

Respectfully submitted,
Pam Schuhsler, Scribe

Approved

Date