

**CAPE CARANCAHUA
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
June 9, 2021
Minutes**

President Pam Stewart called the meeting to order at 6:02 p.m. Board members Charles Taylor, Robert Johs, Paul Warren, and Larry Schroeder were present with three property owners in attendance.

Mr. Johs moved to accept the minutes of the May 16, 2021 Board Meeting as written. Mr. Taylor 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 May check register. There was a discussion about the percentage of Annual Fees that had been paid this year.

Maintenance Report, May, 2021 – Larry Schroeder

1. Performed routine maintenance to all equipment.
2. Performed routine mowing of all common grounds, property owner lots, & sides of roads as needed.
3. Rolled roads after rain.
4. Repaired women's toilet at Pavilion.
5. Removed dead plants at entrance.
6. Replaced damaged basketball backboard.
7. Cleaned culvert pipes after rain.
8. Replaced boat ramp pier boards.
9. Placed new signs at entrance gate.
10. Repaired Pool 2 camera and gate.
11. Cleaned Brush Pit.
12. Replaced culvert pipe on Bayview, Concho, and Calumet.
13. Pumped water out of Brush Pit.
14. Cleaned spikes at front gate.
15. Planted hedges at office.

No questions were asked about the report.

ACC Report – Paul Warren

Eleven building permits were issued in May, 2021 with \$1,350.00 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

1. BH Tree Service have removed the palms at Pool 1 and they are going to remove 4 more at the front of the Cape.
2. The landscaping at the front gate has started. Planting should start next week and the water lines are being placed. The Board recognized Mr. Warren, Mr. Schroeder, Randy and the Clarks for the donation of their time and money on the project.

New Business

1. The Board recognized Mr. Warren for his work in updating the lights at the Pavilion using the donated funds.
2. The Board recognized Mr. Schroeder and Mr. Robert Boone for their efforts to improve the drainage in the Cape by installing several new culverts. Mr. Boone has donated his equipment and time.
3. Mr. Warren brought up Hurricane Awareness and there was a discussion about getting a list of persons in the Cape who might need assistance if an evacuation was necessary.

Property Owners Registered to Speak

1. Debra Collins gave an update on painting the murals on Pool 2. She asked whether no smoking signs could be placed inside the gates in addition to the one on the gate. She also asked whether any shade had been planned to replace the palm trees that had been removed.

At 6:45 p.m. the Board of Directors went into executive session. At 7:10 p.m. the Board came out of executive session.

The next Board of Directors meeting will be on July 14, 2021, at 6:00 p.m. at the Library.

The meeting was adjourned at 7:15 p.m.

Respectfully submitted,
Bettie Sanders, Scribe

/s/ Pam Stewart
Approved

July 14, 2021