

**Quarterly Meeting Minutes of the Property Owners
January, February, March 2021
Cape Carancahua Property Owners' Association
May 16, 2021**

President Pam Stewart called the meeting to order at 2:00 p.m. Board members present Paul Warren, Robert Johs, Larry Schroeder, and Charles Taylor. Five 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 Annual Property Owners' Meeting on March 14 be approved as written. Delores Brooks 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 as needed.
3. Put up tarps on the fence surrounding the Brush Pit.
4. Attached fishing pole holders on the bulkhead at Park 1.
5. Repaired the fence around the tennis court.
6. Laid gravel on the sides of the roads.
7. Sprayed both sides of the roads.
8. Repaired the entrance gate spikes.
9. Replaced the faucet valve in men's restroom.
10. Placed pipe insulation on water bibs in Park 1, Pavilion, at Boat Ramp, and Pool 1 & 2.
11. Repaired holes on roads with gravel.
12. Rolled the gravel after the rain.
13. Replace culvert pipe on Bayview and Bayshore.
14. Routine burning and cleaning of Brush Pit.
15. Check pool emergency phones; pool 1 on Fridays, pool 2 on Mondays.
16. Replace doorknobs at Office, Community Center and Library.
17. Repair speed bumps at entrance and exit.
18. Trim palms.

ACC Report – Paul Warren

Thirty-Two building permits were issued during the first quarter of 2021 with \$9,675.00 collected in permit fees.

Legal Report and Non-Compliance Report – Robert Johs

Three properties are in the process of foreclosure. Violations of deed restrictions and policies continue to be addressed on an as-needed basis. Legal demand letters are being sent by CCPOA and the Cape attorney. Many violations have been corrected and the Cape continues to improve.

Old Business

We would like to thank Bill Law for his work in replacing one of the A/C units in the office.

New Business

Adopt a Highway will meet May 22 at 9:00 a.m. for anyone that would like to be involved.

Capers Report – Dolores Brooks

The Capers had their first meeting this year with eight attending. New officers were elected. We will have a parade July 3 at 10:00 a.m. and a Bake Sale Labor Day.

Celebrations and Concerns

Yard of the Quarter was awarded to Melanie Spears at 250 Curlew.

Property Owner Comments

None

Next Property Owners' meeting – Quarterly Meeting, August 8, 2021, at 2:00 p.m. at the Community Center following a Board of Directors meeting at 1:00 p.m. There will be a potluck dinner at the library Saturday, August 7, 2021, at 5:30 p.m.

The meeting was adjourned at 2:15 p.m.

Respectfully submitted,
Pam Schuhsler

/s/ Pam Stewart
Approved

August 8, 2021