

**CAPE CARANCAHUA
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
October 13, 2021
Minutes**

President Pam Stewart called the meeting to order at 6:00 p.m. Board members Charles Taylor, Robert Johs, and Larry Schroeder were present with five property owners in attendance.

Mr. Johs moved to accept the minutes of the September 8, 2021 Board Meeting as written. Mr. Taylor seconded the motion, and the motion 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 September check register. There was a discussion about the reserve accounts.

Maintenance Report, September, 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. Routine cleaning of Burn Pit.
4. Repair weed eater.
5. Repair air compressor.
6. Spray Roundup along fence at Brush Pit and around Cape.
7. Put gravel in potholes on roads.
8. Used Asphalt Machine to repair damage on roads.
9. Repaired water line at Pool 2.
10. Repair pier walkway.
11. Prepare Park 1, Pools 1 & 2, Pavilion, and Boat Ramp for the storm/Hurricane Nicholas.
12. Repair office light.

No questions were asked about the report.

ACC Report – Pam Stewart

Eight building permits were issued in September 2021 with \$975.00 collected in permit fees.

Legal and Compliance Report – Robert Johs

The CCPOA and the Cape's attorney continue to pursue collection of past due accounts and the 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

Mr. Schroeder gave an update on the road construction. The roads are finished except for the speed bumps which will be installed on Friday, October 15, 2021.

New Business

Pam Stewart recognized the flag made and donated by Bell Phillips for the Cape. There was a discussion about painting the wall by Pool 1. Sam and Melanie Mitchell will submit their plans for the Board's approval.

Property Owners Registered to Speak - none

Other Business as Necessary

The next Board of Directors Meeting will be Sunday, November 14, 2021, 1:00 p.m. at the Community Center, followed by a Quarterly Property Owners' Meeting at 2:00 p.m.

The meeting was adjourned at 6:20 p.m.

Respectfully submitted,

Bettie Sanders, Scribe

/s/ Pam Stewart
Approved

November 14, 2021