

**Quarterly Meeting Minutes of the Property Owners
April, May, June 2021
Cape Carancahua Property Owners' Association
August 8, 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. Seventeen 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

Dolores Brooks moved that the minutes of the Quarterly Property Owners' Meeting on May 16 be approved as written. Michelle Haile seconded the motion, which passed with no dissenting votes. Robert Johs moved that the minutes of the Special Meeting on June 1, 2021, be approved as written. Michelle Haile 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. Mr. Taylor explained about designated bank accounts that could be used but had to be reimbursed within two years and that there will be a big expense in September or when repaving of the roads is done.

Maintenance Report – Larry Schroeder

1. Performed routine mowing of all common grounds, property owner lots, & sides of roads as needed.
2. Sprayed both sides of the roads.
3. Replaced the faucets in restroom.
4. Routine burning and cleaning of Brush Pit.
5. Removed trash and cleaned Lots 963 & 964.
6. Replaced AC unit in office.
7. Painted entrance and exit columns.
8. Trim palms.
9. Replace basketball goal. Performed routine maintenance to all equipment.
10. Rolled roads after rain.
11. Repaired women's toilet at Pavilion
12. Removed dead plants at entrance.
13. Cleaned culvert pipes after rain.
14. Replaced boat ramp pier boards.
15. Placed new signs at entrance gate.
16. Repaired Pool 2 camera and gate.
17. Replaced culvert pipe on Bayview, Concho, and Calumet.
18. Pumped water out of Brush Pit.
19. Cleaned spikes at front gate.
20. Planted hedges at office.
21. Repaired pilings at Boat Ramp.
22. Repaired card reader at the gate.
23. Repaired Pool 2 pump/filled pool.
24. Placed limestone/gravel in potholes.
25. Repaired steps in Pool 1.
26. Repaired speed bumps at entrance gate.
27. Repaired water leak at Pavilion.
28. Repaired water leak at the Office.
29. Cleaned the AC in Office.

Mr. Schroeder added that the palm trees around the pool are almost gone, the stumps just need to be ground down.

ACC Report – Paul Warren

Thirty-eight building permits were issued during the second quarter of 2021 with \$7,825.00 collected in permit fees, which included three new homes.

Legal Report and Non-Compliance Report – Robert Johs

Three properties are in the process of foreclosure and will be auctioned off September 7th at the Jackson County courthouse.

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

Mr. Schroeder assured that the 2.8 miles of roads scheduled to be repaved in the spring but due to the weather had to be rescheduled work will begin as soon as the weather permits. Prices have gone up on the materials to repave, but the cape will be charged according to the price quoted last year.

New Business

1. VCS attempted to repair the front gate, which worked for approximately 2 hours. We have not found anyone else to work on a gate with a card reader. VCS will be returning next week.
2. Mr. Warren discussed people cutting through other people's property walking and riding unlicensed vehicles. He asked that anyone that sees this happening report it to the office because this is trespassing.

Capers Report – Michelle Haile

The Capers have been meeting. We are discussing different possible events in the cape, Halloween Party, Christmas Party, etc. We do have a Bake Sale planned for Saturday, September 4, 10:00 a.m. at the Library. We are collecting aluminum cans at the pools. If you can not bring them, call, we will pick them up.

Fire Department Report – Dolores Brooks

We have had a very busy month, 45 call outs. We have several fire fighters and EMT volunteers from the cape and can always use more. The fire department along with ESD provide 911 address signs if anyone needs one to help when we are called out to find the address.

Celebrations and Concerns

Yard of the Quarter was awarded to Daniel & Glenda Trlicek at 1632 West Bayshore Drive.

Property Owner Comments

Charlotte Crisp wanted to bring to the boards attention that her son had trouble getting the key to the Brush Pit due to his work hours. The board assured her there would not be a problem, that emails had been sent out explaining how to get the key during weekends, call the cape emergency number and someone would give them the key.

Next Property Owners' meeting – Quarterly Meeting, November 14, 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, November 13, 2021, 5:30 p.m. at the Community Center.

The meeting was adjourned at 2:50 p.m.

Respectfully submitted,
Pam Schuhsler

/s/ Pam Stewart
Approved

November 11, 2021