

**CAPE CARANCAHUA
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
May 15, 2022
Minutes**

President Pam Stewart called the meeting to order at 1:01 p.m. Board members Robert Johs, Charles Taylor, Larry Schroeder, and Paul Warren were present.

Mr. Johs moved to accept the minutes of the April 13, 2022 Board Meeting as written. Mr. Schroeder 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 April Check Register. There were none.

Maintenance Report, April 2022 – 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. Sprayed sides of roads, culverts, signs, and fences.
5. Removed notification box from the wall at Pool 1 Women's Restroom.
6. Rearranged mailboxes.
7. Removed the electrical wall plug from the outside of Pool 1 Women's Restroom.
8. Finished the bulkhead at the Boat Ramp.
9. Removed dirt from Park 1.
10. Placed asphalt in the potholes.
11. Trimmed/removed trees from ditches.
12. Repaired spikes at the Front Exit Gate.
13. Removed dead palm trees at the Pavilion.
14. Removed shrubs/bushes at the Office.
15. Placed rock on both sides of the sidewalk by the Office and Tennis Court.

No questions were asked about the report. John Huckaby has been hired to work part-time for maintenance. We are looking for summertime help in the maintenance department.

ACC Report – Paul Warren

Ten building permits were issued in April 2022 including one new home permit.

Legal and Compliance Report – Robert Johs

The CCPOA and Cape's attorney continue to pursue collection of past due account and pursue 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. We are waiting on a response from the Jackson County Appraisal District in Edna. The Cape's attorney has submitted protests to Jackson County Appraisal District in Edna for the 2022 property tax appraisals for all common grounds, etc. owned by the Cape.

Old Business

1. Voted on contract with Cornerstone Paving and Construction, LLC to pave some roads in 2022.
2. Voted to renew the CD's at CalCom Credit Union.

New Business

1. A big "thank you" to Sam & Melanie Mitchell, Alan & Debra Collins, and Marissa Tristan for all their hard work revamping the swimming pool areas by painting the buildings, bathrooms, and office, painting the coping around the pool, the wood furniture, and cabanas.
2. "Thank you" to the Clarks for their thoughtful gift/donation of the nice storage bin with tennis equipment, basketballs, and bean bag games at the tennis court.

They will all be recognized at the July 4th celebration.

There were no property owners registered to speak.

The next Board of Directors Meeting will be June 8, 2022, at 6:00 p.m. at the Community Center.

The meeting was adjourned at 1:25 p.m.

Respectfully submitted,
Pam Schuhsler, Scribe

Approved

Date