

**CAPE CARANCAHUA  
PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING  
August 14, 2022  
Minutes**

President Pam Stewart called the meeting to order at 1:00 p.m. Board members Robert Johs, Charles Taylor, Paul Warren and Larry Schroeder were present.

Mr. Johs moved to accept the minutes of the July 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 July Check Register. There were no questions.

**Maintenance Report, July 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. Weed-eat and spray culverts, around street signs, and sides of roads to prevent grass and weeds.
5. Fill holes in roads with asphalt.
6. Repair water line at maintenance shop.
7. Replace paper dispenser at Park 1 Restroom.
8. Repair culvert at Bayview and Stovall.
9. Replace three stop signs.
10. Spray for mosquitoes.
11. Remove excess paint from inside of Pool 1 Pump Room door.
12. Power-wash Pool 2's bull nose.
13. Place asphalt at the intersection of Stovall and West Bayshore.

No questions were asked about the report.

**ACC Report – Paul Warren**

Eight building permits were issued in July 2022.

**Legal and Compliance Report – Robert Johs**

Non-compliance fees continue to be assessed to property owners who are in violation of CCPOA Deed Restrictions, Policies, and Regulations.

The Cape's attorney submitted protests to Jackson County's Appraisal District in Edna for the 2022 property tax appraisals for all common grounds, etc. owned by the Cape. The Cape's attorney will be working on a contingency basis to try to get the taxes lowered according to what other POA's are charged by their County Tax Assessors.

The Cape's attorney will not continue the protest against the Cape's Water Department for the assessment fees. The Water Department realized they have to give everyone the option of a payment plan.

**Old Business**

1. Voted to have Fidel Mancera replace a section of Pool 1 gate, sand, and paint, also add a brace on the BBQ cover at the Pavilion.

2. Voted to accept the bid from Clark Constructors for asphalt to use on road repair.
3. The CCWSC has determined that all are eligible to pay the total assessment or make payments.
4. No decision was made about future pool maintenance and recent issues.
5. Voted to accept the bid from A Plus Party Rentals to rent a tent for the Fourth of July celebration in that the CCPOA wrote a check for half of the rental and the Capers wrote a check for the other half.

### **New Business**

1. Discussed donations for renovating and air conditioning the Community Center. The Cape's attorney is working out the legalities so the Cape will not be responsible to pay to lower the ceiling, spray foam insulation, flex duct, installing 25 lights in the ceiling, install the AC unit and any other preparations that need to be made. The money will be put in an escrow account by Mario Scorza and Darleen Dolan to be monitored by the Cape's attorney before any work will begin. The legal documents are being drawn up by the attorney.
2. Mr. Taylor moved to purchase a 911 cell (emergency) phone to replace the emergency landline phone at Pool 2. Mr. Johs seconded the motion, and the motion passed unanimously. Discussion was to replace the phone at Pool 1 and the office phone at a later date at which time the contract with Frontier would be terminated.
3. Purchasing a laptop computer for the office was put on hold until further investigation.

### **Property Owners Registered to Speak – None**

### **Other Business as necessary**

### **Schedule future meetings**

The next Board of Directors Meeting will be September 14, 2022, 6:00 p.m. at the Community Center.

### **Adjourn**

The meeting was adjourned at 1:35 p.m.

Respectfully submitted,

Pam Schuhsler, Scribe

/s/ Pam Stewart

Approved

September 14, 2022