

CAPE HAZE PROPERTY OWNERS ASSOCIATION FALL MEMBER MEETING

Nov. 16, 2013, 4:00 @ Community Center

36 CHPOA Member families were present, 3 non member families and a total attendance of 63.

Arthur Hanson, president, called the meeting to order at 4:14 PM followed by the Pledge of Allegiance.

A motion to waive the reading of and accept the minutes of the April 8, 2013 CHPOA Spring Member Meeting was made by Don Landmann, seconded by Bob Martin and carried.

Treasurer, Lee Buechler reviewed expenditures and income thru Oct. 2013. As of this date there are - 108 CHPOA member families and 190 Cam. The Treasure also pointed out the following.

- Finance situation is sound. The beginning of the year, 2013 started with \$85,000. and will end the year with around \$70,000.
- Incurred in 2013
 - Insurance is escalating –The community center is not covered by hail and wind.
 - Roof reconstructions and internal repairs \$32,078.31. Three bids were obtained. Completed by PermaRoof, Port Charlotte.
 - Kitchen renovation just under \$6,200.
- CAM surplus is used in a 3 to 4 year cycle.
- Cam will expend about an additional \$8000. before end of year.
 - There are 302 lots in Cape Haze that could pay the CAM fees. (190 paid for 2013)
- Vacant Lot mowing will break even.
 - \$2361 has been incurred for legal expense on a foreclosed lot for Vacant Lot Mowing. A comment was made by Moe Sabourin stating that these fees should be posted to the CHPOA account. The treasurer agreed to consider this change.

As a point of reference from the May 2013 CHPOA BOD meeting minutes, the following is inserted concerning the vote on the roof replacement.

Emails were sent to all members of CHPOA. 56 of the 2013 members replied with an affirmative vote. At the time there were 102 members which constituted a 54.9% affirmative vote of the . . . membership with one negative vote. (Note- not every member has provided email addresses.) (There were 32 non responses.) By unanimous consent of the board members present, it was agreed to accept the email vote results and to proceed with emergency replacement of the roof.

Motions concerning treasurers report.

Roof It was moved by Bev Martin and seconded by Lori Flowers that the membership approve the Board's expenditure of \$32,078.31 for the emergency reroof and internal repairs to the Community Center completed in June through August 2013. Motion carried.

Kitchen Moved by Bev Martin seconded by Percy Angelo that the membership approve the Board's expenditure of \$6176 for the Community Center kitchen repair and upgrade completed in July through September 2013. Motion carried.

CAM: Bill Blasdell reported that

- The annual tree trimming has begun by Busy Beaver Tree Trimming.
- There was an unscheduled event of the fountain being pushed over. Plans are underway for the correction of the occurrence.
- Roof background—the new roof should last between 25-30 year (2038-2043) before another roof is needed. The former roof covering was completely ripped off
- Roof repair was necessary and an emergency since the rainy season was shortly approaching.
- The interior of the Community Center was painted
- Of the kitchen renovation fees, approximately \$1100. was for plumbing and electrical expenses.
- Some existing plantings at the Fountain have been relocated to behind the community center and the fountain area is being spruced up with new planting.

Vac. Lot Mowing. Clare Landmann reported that in 2013, 23 owners paid for mowing of 69 lots. 5 owners self mow 6 lots. 3 owners have not paid, 2 of these lots are in foreclosure. In 2014, the Vacant Lot Mowing Fee will be \$180 with discount of \$10.00 before Dec 31, cost \$170.

Barb Hanson, **Welcoming Committee representative**, reported that there are 8 new families in CH.

MSBU. . President Art, one of three member of the MSBU announced that in the future the roads of CH will be repaved (resealed). Sanitary sewers are not on the MSBU list at this time. Percy Angelo announced that Placida Road widening is still on a future list as the county is trying to purchase ground in the Wildflower Preserve for percolation ponds.

Cape Haze Women's Club Karen Irvine, co-president of the **C H Women's Club** reported on the function of the CHW is to improve the community, sponsor the social events of the CH community and also to support Kids in Need, an Englewood community organization. Also announced was Bridge class being held on Mondays, Aerobics on Mon. Wed and Fri. and the upcoming Holiday Gala, December 12, Boca Royal County Club

Other reports:

Wildlife report President Art reported that two meetings concerning wildlife trapping were held by the board. Procedures were determined. On Oct` 8, 2013. . . .

101 CHPOA emails to CHPOA members—these people may also be a CAM persons

15 CAM members

22 residents not members of CHPOA or Cam

Out of 138 emails, 63 total responses were received. No do not trap 58, 4 Trap

Deed restriction 2012

- **#5, mowing of lots** Currently there is a lien on one property and perhaps money will be regained when lot is eventually sold. Two other lots owners' names have been sent to the lawyer.
- **#6,** One owner violation of deed restriction is currently going thru litigation court date is Nov. 25,

2013 violations: community is responding favorably to the deed restrictions. 17sent out 2013, three minor violations still not rectified.

Other Business:

Nancy Buechler on the Board of Directors of **Kids' Needs** thanked the Cape Haze Community for the wonderful support they have been showing for the organization. 60% of the children in the greater Englewood area are on free or reduced lunch program, of this 49 are homeless. Of the dollars collected only 3% go toward administrative cost.

Placida Road Cleanup needs to be done on a continuing basis.

New Business

It is anticipated that in 2014 the **CHPOA fee for membership** will be raised \$25. to \$275.

Bev Martin and Mary Lou Fitzgerald, as 2 of the original **kitchen renovation committee** thanked all who worked on the committee and those who donated time, appliances, kitchen cabinets and flooring to have the kitchen renovation come to fruition.

Being no further comments the meeting was motioned for adjournment by Shell Rieley, seconded by Don Landmann carried. Meeting concluded at 5:22 PM. A BBQ dinner, sponsored by the CHW began shortly thereafter.

Respectfully submitted,

Mary Lou Fitzgerald

Mary Lou Fitzgerald, CHPOA Secretary

