**CHPOA Membership Meeting Minutes - 11/18/2017**

**Call to Order (Teri Rigsby)**

Pledge of Allegiance/Moment of silence

**Welcome of New Residents**

Eric and Susan Adamson – 395 Pelican Bend

**Secretary’s Report(Teri for Bill Dahms)**

-Approval minutes 4/8/2017, 1-Shell Reilly, 2-ML Fitzgerald, all in favor, none opposed

**Treasurer’s Report (Tim Danahy)**

-$156,044 total in account

-CAM to CHPHOA loan has been paid off in its entirety

-Budget for 2017 unchanged

-$1200 was spent on Cape Haze road cleanup post hurricane Irma

-CAM/CHPHOA membership stable 2106 to 2017

-Tim Freeman(Grande Property Services, Inc.) has assumed management duties for CHPHOA as of 5/2015 at $425/mo

(Joe Giannattasio) mentioned need to form Capitol Budge Committee

Q(Jason Lane): Discussed his concerns with paying CAM or CHPHOA fees due to issues with being cited for deed restrictions in the past, related to boat/trailer in driveway. Inquired about mechanism to change the deed restrictions. (note: Jason Lane presently not a member of CHPHOA or CAM)

A(Teri): Suggestion made to present his concerns at a board meeting. It was pointed out that these restrictions had been in place since 2012 and voted in by membership at that time and had required considerable legal input. Recommendation made to seek legal assistance if owner want to see changes made to deed restrictions.

**Committees:**

Vacant Lot Mowing(Teri)

-$12,765 budget, anticipated total cost for the year date $11,560

-4 mowings completed/2 more pending/3 total unpaid for the year

Women’s Club(ML Fitzgerald)

-11/29 @ 3:00 wine/cheese party to follow holiday decorating

-12/18 7pm women’s holiday gathering

bring $20 grab bag gift

“bake-off”- bring your best cookies

-1/1 @ 11:00 New Year’s brunch

ham provided, bring food dish

-Useppa, interest form

Cost ~$40 includes museum/lunch

-12/7 6-10 pm Christmas Party, to be held at Lemon Bay Country Club,

$49 (members)  $55 (non members)

6 PM. Cocktail hour. (Cash Bar) Prime Rib Dinner.

Checks made out to CHSWC.  Send to Deborah Giannattasio. 340 Anchor Row

-Community Center library, contribute books <5y old, no magazines

-Charity event, Bob Howell, 12/1 & 12/2 Tampa, boat rigging and electronics seminar, discounts on equipment

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Communications(ML Fitzgerald)

-suggested that email address be provided for each interested household member to avoid missed communications

-USPS utilized for important messages to those without email address on file

MSBU(No report)

CAM(Teri for Bob Howell)

-Community Center survey

-quotes on covering/enclosing patio area to be obtained

-after prolonged outage following hurricane Irma, power restored following direct communications with Bill Truex(commissioner)

-Sheriff’s office complied with request for increased patrols post-Irma

(Karen Irvine) suggested establishing means of communication for those that remain during storms

Audit Committee(Tim Danahy)

-request for volunteers with financial background-need 2 for January 2018 Audit

Deed Restrictions(ML Fitzgerald)

-5 notices sent, 4 have complied to date

Nominating Committee(Joe Giannattasio)

-4 new board members are needed

-form available to state interests, past experience, qualifications

**Vote on Amendment to Bylaws**

Re: returning verbiage to original in articles of incorporation which would only allow changes to bylaws by membership vote, and not by Board of Directors

1-Bob Martin, 2-ML Fitzgerald, 20 yeah/0 nay

**New Business:**

Joe Giannattasio noted need to form Capitol Budget Committee to establish priorities for repairs/improvements to community center and common areas

Fishery Project(Percy Angelo)

-actual submitted plan differs from plan presented at October meeting with public(eg, increased parking spaces, no stormwater runoff accommodation, higher elevations)

-actual density could exceed stated density by adding kitchens to intended hotel rooms in effort to bypass regulations

-12/11 at 1:00 is final meeting for public with County Planning Committee, before concept plan is final and there is no further opportunity for public input

**Adjournment**

1-Art Hansen, 2-Tim Danahy, all in favor

Respectfully submitted,

Robert McDonald

For William Dahms, Secretary

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