**Cape Haze Property Owners Association, Inc (CHPOA)**

**November 17, 2018 4:00 PM Cape Haze Community Center**

**Special Membership Meeting Minutes**

**Welcome** The meeting was opened by President, Teri Rigsby at 4:10 pm. Forty one people were in attendance with 26 CHPOA members. Six proxies had been received prior to the meeting. A total for voting 32.

The Pledge of Allegiance was followed by a Moment of Silence for those who passed this year.

**New residents** Richard and Deborah Haynes who live on Pompano were introduced.

Introduction of the **Board of Directors** followed. Kevin Barron, (2019), Tom Black (2021), Mary Lou Fitzgerald (2019), Bob Howell (2020), Bob McDonald (2020), Teri Rigsby (2020), Richard Walls (2021), Wes Halle (2021.

The **April 2018 Membership Meeting Minutes** were moved for acceptance by Shell Rieley and seconded by Karen Irvine. Motion carried.

**President’s Report**-Teri Rigsby

* Eagles and Ibis Island have been purchased following a 2 year correspondence with the owner. Cost to CHPOA about $1000.
* With CHPOA’s assistance (non-monetary), 3 lots in Cape Haze are being or will be cleared of Australian pines.
* Florida Power and Light will be replacing some equipment in Cape Haze. When this is being done, trees that are interfering with electric wires will be trimmed by FPL.
* Spyglass. Lots on Spyglass which are also adjacent to the canal behind the lots will be dredged. Much work has been done by Kevin Barron to facilitate this endeavor. CHPOA owns the waterfront rights of the Boom Care lot. CHPOA will be paying some legal fees. At this time amount not known.
* Earlier in the year there were thefts and a car break-in the southern area of Cape haze. Because of private security cameras on a home and also on the Boca Grande Causeway and then great sheriff work the thieves from the Tampa area were arrested.

**Treasures Report**: –Teri Rigsby

* Tim Danahy, treasurer, has moved from our community so no longer is treasurer. Deanne Martin has been employed as bookkeeper.
* Income is up for 2018 and expenses are down.
* Property taxes have risen due to the replenishment of sand on Don Pedro Island. $1679 more than what we had been paying.
* It was moved by Pam Neer, seconded by Penny Rieley to accept the treasurer’s report for audit.

**Committee Reports:**

**Women’s Club**-Mary Lou Fitzgerald, pres. gave a report of upcoming events and encouraged all CHPOA members to attend the Cape Haze Holiday Gala on Dec. 6. Helpers needed to make and then decorate the common areas for the holiday season. Lighted globes will be displayed at the community center and “shooting stars" at the entrance and the fountain. Decorating will be on Wednesday, Nov. 28.

**Communications**-Mary Lou Fitzgerald stressed the need to keep her abreast of changes in email addresses and phone numbers so communication is an easy process.

**Welcome Committee**-Cindy Howell announced that during 2018 there have been 21 new families in Cape Haze. Many of these families are in newly built homes. For every new family a welcome packet is given and they are encouraged to join CHPOA, pay CAM and join the CHW club.

**Deed Restrictions-**Kevin Barron CHPOA has recently employed a new attorney and the firm is researching our deed restrictions. When Attorney Mahshie of Holtz, Mahshie and DeCosta has completed the task and given CHPOA enforcement schedules then violations will once again be addressed.

**Vacant Lot Mowing-**Teri Rigsby the cost is $185. Per year per lot. Income is down since many vacant lots are now being built on.

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**Common Area Maintenance (CAM) –**Bob Howell

Road side clean up on Placida Road on Tuesday Nov. 19.

A bore has been done under Cape Haze Dr. at the entrance to reconnect the electricity which was damaged when work was done on Placida Road. The fountain is once again working. Community Center patio and fountain have been power washed. The main entrance signs have been painted; curbing will be done shortly as well and stone and mulch additions and some new plants. In Dec/Jan. Busy Beaver will once again do the yearly trimming of the palms on the right of ways of the streets.

**Community Center Issues**: Bob Howell

In the community center new electrical feeds to the AC were installed. LED lights were installed to give more light and less heat.

Audit Committee Nothing was said here. I don’t think so!!!

Nominating Committee for BOD will be asking for 4 people to fill terms of 3 years as BOD.

**Question and Answer session-**Vice President Bob McDonald

**Sewers**—Charlotte County Master Plan states that Cape Haze portion of the plan will begin in 2022. Three new homes on Spaniards have connected to the sewer line on Placida Road. The plans show that a pumping station will be placed on Cape haze Dr. on the “island” section of the community.

Bob Howell pointed out that the county has run reclaimed water and sewer lines along 775 and also ran water lines under the bridge on CH Dr. Cape Haze is in a W3, W4 zones and all of Cape Haze and Gasparilla Island will have sewers within the next 5 years at a cost of at least $10,000/pro-rated with interest of 2.5% over 20 years. Cost of expense from septic system to the street will be the property owners. The county is concerned about the quality of our salt water because of tourism, fishing and general health.

**New Business**

Kevin Barron, community member, and coxswain of Coast Guard Auxiliary Flotilla 99 Rotonda West pointed out that it has been in existence for 40 years with having meetings and classes. Flotilla 99 will be coming to Cape Haze as it permanent home.

**Unfinished Business-** Teri announced that at this time a vote would be taken for payment to Paul Wunsch.

Ballots were handed out before the beginning of the meeting as CHPOA members signed in. The ballot also attached stated the following:

# *“Paul Wunsch is seeking payment in the amount of $8,856.60 in exchange for a survey which was completed in March 2016. The survey is of the Cape Haze area of the Intracoastal Waterway and it was specifically created to show from the Northernmost Minimum Wake sign to the Southernmost Minimum Wake sign, which has since been moved to another location. As a paid member of CHPOA, my vote on this issue is*

# *\_\_ \_\_yes to pay Mr. Wunsch or \_\_\_\_No do not pay Mr. Wunsch”*

Ballots were placed in a ballot box and counted by Pres. Teri Rigsby and Secretary Mary Lou Fitzgerald immediately after the close of the meeting.

Motion to adjourn at 5:35 by Karen Irvin and seconded by Shell Rieley. Motion carried

There were 32 votes counted which included 6 proxy votes. 8 yes, 24 no. The motion did not pass. Mr. Wunsch would NOT be paid.

Respectfully submitted,

Mary Lou Fitzgerald, secretary

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