**Cape Haze Property Owners Association, Inc.**

**January 26, 2019 Annual Membership Meeting Minutes**

4:00 PM Community Center - 180 Spyglass Aly, Placida, FL 33946

**Call to Order**-The meeting was called to order at 4:10 pm by President Teri Rigsby and opened with a welcome, a Pledge of Allegiance, and a moment of silence for those who passed. A quorum was present as 21 CHPOA parcels were represented, 2 non participating properties and one soon to be owner.

**New Residents** in the community were introduced: Christianson 85 Spaniards, Brad Watkins 105 Green Dolphin Dr. and soon to be owners in late February, Stan and Joanne Hinds 375 Spaniards.

**Introduction by Teri of present Board of Directors** to the members Kevin Barron (2019); Mary Lou Fitzgerald (2019); Wes Halle (2021); Bob Howell (2020); Bob McDonald (2020); Teri Rigsby (2020); was completed and Teri thanked the entire BOD for their participation and especially those completing their term—Kevin Barron and Mary Lou Fitzgerald. Praise was also directed at Teri.

**Secretary’s Report**-Approval of November 17, 2018 Fall Member Meeting was moved by Shell Rieley, seconded by Kevin Barron and motion carried.

**Treasurers Report** was reviewed by Teri, in the absence of a director in the current Treasurer’s position. It was noted that it was an unusual year for non-recurring expenses: $7800. was paid to Looney Electrical for damage to system when road construction was untaken on RT 775. The county paid about an additional $2000 for repairs due to the construction. There were legal expenses due to errors in deed restriction filings, legal concerns on the Spyglass Canal, recording of deeds for Ibis and Eagles Islands, and taxes higher because of the re-nourishing fee for beach sand on Don Pedro Island. All these added expenses, which mostly are onetime expenses, were approximately $20,000. Report was accepted and filed for audit.

**Committee Updates**

 **Women’s Club** upcoming activities were outlined by President Mary Lou Fitzgerald. Lunch Bunch, Jan. 30 going to the Temptations, Friday Night Social Feb 8th, Feb. 18th CHW meeting with presentation by the Sun Coast Humane Society, and shelling and lunch on Palm Island March 7. The BBQ dinner, after the meeting today will be attended by 40 people.

 **Communications-**Mary Lou Fitzgerald reiterated if you change your email address or phone number please let her know so that the data base for CH may be constantly updated.

 **Welcoming Committee**—Cindy Howell announced that Judi Randall will be taking the position of Chairperson of the Welcoming Committee for new residents in CH. Teri thanked Cindy for a job well done for the past few years.

 **MSBU-**Bill Dahms reported for Art Hanson, the Cape Haze delegate to the MSBU, that we might get an increase for our

individual MSBU bill to approximately $200. This increase is for the repaving of roads in the CH MSBU.

Placida Harbor would like the trees (Australian Pines) removed from Gaspar Dr. The cost for this would be approximately $230,000. and charged to our MSBU account. It was moved by Bill Dahms, seconded by Kevin Barron NOT to support the cutting cost of Australian pines on Gaspar. Motion carried. It was suggested by Percy Angelo that a Corporate Resolution be adopted and presented to the MSBU with CHPOA’s stand on the matter.

A question was asked about sewers in our area and CH is on the list but is anticipated that this will not take place for at least 5 years, 2025. Bill suggested that a water sampling be done at a cost of $10,000 to $12,000 to delay sewers. No action was taken.

**Deed Restrictions**-A new lawyer, Elias Mahshie, has been hired to deal with deed restrictions and other corporate matters. At this time notices to 6 properties have been sent a letter by the BOD to rectify violations. Four violations were fixed in a few days. One was resent with threat of fine if didn’t conform and violation was immediately fixed and one property owner has been notified by the lawyer. On a whole our community does abide by the rules. Main problem is boat trailer visibility.

**Common Area Maintenance**-Bob Howell thanked Rod Jones for donating the American Flag at the CC. A road patrol will take part shortly as part of the Great American Clean Up for Charlotte County along 775. In the area of landscaping the north and south entrances will be spruced up shortly. In February Busy Beaver will once again begin the cutting of palms on the right of ways in the community. The Forestry Service was called and they visited Ibis and Eagle Islands to determine which trees could be cut or trimmed and what could be planted. (The Australian pines are extremely tall and could interfere with the waterways.)

 **Vacant Lot mowing**-is being administered by Teri Rigsby. Cost for trimming lots is $220 per year with 6 cuttings done by West Coast Mowing. Owners may use this service or mow their own property.

**Nominating Committee**- Bob McDonald presented the slate of directors as following. Mary Lou Fitzgerald-2 year term 2021 and Kevin Barron and Robert Martin-3 yr. term 2022. Moved by Shell Rieley, seconded by Percy Angelo and motion carried.

**Old Business**

**Community Center Usage**--organizations and persons using the CC are signing the newly adopted hold-harmless agreement. Currently six groups have signed.

**Associate Memberships in CHPOA** will be encouraged this year. These are people who own non improved properties. The fee for this is $75. There will also be an attempt to enlist enrollment of both regular and Associate Members in CHE and applicable properties in Windward.

**New Business**

The Enforcement **Arbitration Committee** has been appointed by the BOD and announced:Art Hansen, Cindy Howell and Chuck McGalliard. If a violator does not comply CHPOA may **a**. fine owner up to $100. per day not to exceed $1000. or **b**. go to pretrial mediation with an Enforcement Arbitration Committee.

**Financial Audit for 2018** will be done by Shell Rieley.

**Budget for 2019:** The Board recommends that the dues for CHPOA membership $275, Cam $150. be maintained at its current rate. Bill Dahms moved the recommendation and seconded by Rod Jones. Motion carried.

**New Community Center Finance Committee** It is anticipated that approximately $350,000. 00 is needed for the project. Suggestions of how to fund: A. Loans from community members, B. donations, C. selling of bricks, benches, etc. If **we can fund it** we can build it since it is very unlikely that a commercial institution will offer a loan without a reliable source of repayment. It was moved by Bev Martin, seconded by Bill Dahms to form a Finance Committee to look into how to finance a new CC. Motion carried.

**Questions and answers time- chaired by Bob McDonald**

1. A neighborhood watch meeting will be called soon by Bill Dahms—coordinator.
2. Toni Samsel mentioned that there is a large hole on the northeast side of the Capstan Cut Bridge.
3. The land side Don Pedro State Park has some wetland areas. During the past few years when work was done at the Land Side Park much fill eroded into the Spyglass Canal. Property owners of Spyglass Alley who also are on the cut have many concerns and are negotiating with the State to alleviate the problem.

 Since there was no more business to discuss it was motioned by Bev Martin and seconded by Marv Medintz to adjourn. Motion carried and many would be attending the BBQ sponsored by the CHW Club.

Respectfully submitted,

Mary Lou Fitzgerald

Mary Lou Fitzgerald, CHPOA secretary