

# *Cape Haze Property Owners Association, Inc*

Minutes of Membership Meeting

Saturday, April 9<sup>th</sup>, 2022 @10:00 AM in the Community Center

180 Spyglass Alley, Placida, FL 33946

## **Call to Order:**

By: Bill Dahms

Time: 10:00pm

Present: (Directors) Bill Dahms, Art Hansen , Rob Matthews, Wes Halle, Chuck McGalliard, Bob Bergman; Paul Patounis  
(Non-Directors) Bob Howell, Mary Lou Fitzgerald; Tara McGalliard

Absent: Bill Amoroso, Juli Randall

There was a total of 55 attendees at the meeting, including 35 members.

Pledge of Allegiance

Moment of Silence

Introduction of new members

Dennis Vadura

Introduction of the board of directors

Bill reviewed the stated mission of CHPOA with the membership, as well as the overall condition of CHPOA and the surrounding areas

## **Secretary Report:**

Approval of Previous Membership Meeting Minutes (Jan 22, 2022):

Floor motioned and second, all approved (no dissents)

## **Treasurer Report:**

Approval of Current Financials (March 2022):

Floor motioned and second, all approved (no dissents)

**Women's Club:** (Tara McGalliard) – Tara gave an overview of the CHWC, including mission and focus. She gave thanks and asked the membership for help including increased involvement. Tara reviewed the upcoming events and let everyone know about the merchandise for sale.

**CAM:** (Bob Howell) – Bob reviewed the annual community tree trimming that was just completed; including the county work that was done to raise the street canopy (13' county regulation). The rim of roads have been repaired to remove the deep ruts on the main and south entrances.

**Communications:** (Mary Lou Fitzgerald) – ML noted that the directories are completed and have been provided to members. Bev Martin spoke – the directory ads totaled \$600.

**Deed Restrictions:** (Chuck McGalliard) – In addition to his normal patrols, Chuck is receiving calls regarding deed restriction violations. He is following up in every case and the responses have been cooperative. There is more kayak activity at the Cape Haze Drive launch due to changes in the State park to our north. Being that this is county property there is little that can be done. A question was raised about the storage cargo container across from CC. Supposedly it is construction material for the lot owner who is planning on building soon. The issue is being investigated by Chuck.

**Entrance Signage:** (Bill Amoroso / Bob Howell) – Bob explained that the sign needs to be hand cleaned and then new paint.

**Friends of Cape Haze:** (Percy Angelo) – Percy started by pointing out that the appeal of the area is that there has been little development. FoCH goal has been, and will continue to be, to fight large development in the area. She cited as an example, the Fishery development that was not allowed to happen because of their efforts. Staying on top of the county meetings is critical. Recently, the county proposed a plan that would allow 65 units per acre. FoCH fought that the Cape Haze area would be excluded, the commissioners agreed and voted to leave CH out. However, the Staff sent in the proposal with the no such exclusion. This could be bad. FoCH is continuing to fight this proposal. Percy encouraged everyone to contact the commissioners and let your voice be heard.

**MSBU:** (Art Hansen) – County inspected the bridge on Cape Haze Drive. All is well and the county will continue to inspect/monitor.

**Security:** (Bob Coburn) – reviewed the county report on crime. There were only 15 reportable crimes in the PC area, mostly non-violent thefts. He reminded everyone to use common sense regarding personal property security – remove temptation (lock cars, close garage door, etc.). Very little activity in this area.

Cameras/Security (Ken Snyder): The Board had designated Ken to lead the committee to research options for security cameras for all the Cape Haze entrances. The cameras we currently have are archaic and require old technology to access the recordings. Manually intensive and limited recording time (~2.5 days). The current cameras use electric, which is supplied by CHPOA or residencies hosting the cameras., but those areas are not serviced by wi-fi. Board agrees that *new solution needs wi-fi/internet*. Bob Howell reviewed the current camera network and explained that we are exploring various options.

**Sewers:** (Bill Dahms) – A decision regarding the Environmental Utilities approval is pending. No further information. The county is considering updating their master plan and may present an opportunity to avoid installing sewers in CH. Percy pointed out that the new plan does not even include testing the IWW.

**Vacant Lot Mowing:** (Wes Halle) – Wes highlighted the lots on the triangle on Spaniards (south) and the road shift on Cape Haze Drive at the intersection of Green Dolphin. Both of these lots are not owned by CHPOA, but CHPOA is mowing. In light of the turnover in empty lot sales, building houses are in different stages and we have extended a flexible payment schedule that would refund unused vacant lot mowings.

**Sale of 40 Spyglass:** (Wes Halle) – Wes shared that the sale is imminent and we should be receiving a check any day. Total proceeds should be ~\$117,000.

**8500 Placida Road Sale/Development:** (Bill Dahms / Chris Fitzsimmons) - review of the situation regarding the Army Corp of Engineers permitting process and the potential development of the property into a boat ramp of some kind. A discussion pursued regarding the type of vessels that would be allowed to use any developed ramp/launch (motorized, kayak, etc). Also, what would the road access point be for the land (thru state park?).

**Don Pedro Dock Repair/Replacement:** (Bob Howell) – the repairs were done a couple of months ago. The dock replacement should be done sometime in May, using Trex-like material.

### **NEW BUSINESS:**

**Community Center** – (Bill Dahms) – reviewed the building and its problems. Bill gave an overview of potential scenarios to update the CC. There is an issue of the FEMA 50% limitation of any renovations (~\$107k). The immediate problems with the CC include A/C, paint, side doors. Bill developed a concept for the building moving forward; this includes front sliding impact doors, a roof over, doors and windows in back of the building, replace A/C, install 2 pickleball courts. This could be done with money we (will) have. Improving the CC would make the community more appealing and encourage participation in CHPOA (currently ~50%). Thoughts? Lu Cotta suggested putting together a committee to evaluate and recommend a course of action. A discussion addressing how to get more people involved in CHPOA, not just as members, but as active participants in management of the community. The response from the membership was very positive regarding the concept proposal. Bob Howell voiced his plan that the roof should be a complete roof over including a truss package that would make the CC look like a new house. He estimated that we are about \$100k short. He estimates that it would take almost 2 years to complete.

In light of the A/C condition, a pre-emptive approval was suggested to replace the A/C if/when it breaks down (like over the summer). The new A/C's could be used in whatever renovation is ultimately done. The floor motioned and second spending up to \$20,000. All members approved, none opposed.

**Website** – (Rob Matthews). Rob introduced the CHPOA website to the membership. He discussed the new format of the site, including login, payment of dues, member services, etc. Rob asked everyone to register on the website. He introduced the idea of discounted marine fuel delivery for CHPOA members.

**Comments:**

- Chris Fitzsimmons raised an issue regarding pick up of animal feces. She requested that CHPO communicate with the community that dog owners should pick up after their animals.
- Wes Halle explained the purpose of the estoppel letter. He also cited an example of how the estoppel letter was able to uncover someone who was buying a lot from someone that didn't own the lot.
- The floor mentioned a day (Apr 26-27) of fund raising (Given Challenging – matching by Patterson Foundation) for the greater Charlotte area. Kids' Needs are a beneficiary.
- Mark Fletcher confirmed the work on the Don Pedro dock replacement included replacing the pilings.

**Adjournment:**

Time: 11:55am

Floor motions & seconds, all approved – none opposed.