

ANNUAL MEMBERSHIP MEETING
CHPOA
JANUARY 28, 2023

The meeting was called to order by President Bill Dahms at 10:04 AM. Bill thanks members for attending. The Pledge of Allegiance was recited followed by a moment of silence for those who lost their lives for our freedom and Community Members who have passed this past year.

New Residents introduced themselves: Mile Ensley 195 Spyglass Aly, Rob & Leah Robbins 450 Green Dolphin S., Richard Scipione 10 Spyglass Aly. Welcome to all.

Introduction of Board Members: Art Hanson, Bob Bergmann, Wes Halle, Judy Randall, Paul Patounis, Rob Matthews, Bill amorosa, Chuck McGalliard. Committee Chairmen: Bob Howell and Mary Lou Fitzgerald. Woman's Club President, Tara McGalliard.

31 CHPOA members are in attendance.

Secretary's Report. Ginger Otto moved to accept the Secretary's Report. Lu Cotta seconded. Motion passed.

Treasurer's Report: We have total assets of \$623,000. We received \$116,000. on the sale of the water property. Most of our reserves were moved to a Schwab account which with its present balance and at today's rates will earn almost \$1,000. per month. Our P & L increased because of larger membership and estoppel fees. Ian created many expenses. Motion by Bob Colburn to accept the Treasurer's Report. Seconded by Paul Patounis. Motion passed.

Budget: Changes to the 2023 Budget include an increase in interest of approx. \$1,000 a month. Increases in costs for Community Center repair; roof, AC, structural damage and paint for an estimated \$62,000. Expenses in Cam for the Cul de sac improvements and an estimated increase in insurance premiums of 15%. Resulting in a \$67,000 deficit budget, which we do have reserves to cover and hopefully insurance claims will lesson this deficit. Susan Butler moved to accept the proposed 2023 budget. Percy Angelo seconded. Discussion followed. Motion passed.

Beautification: Bill Amorosa reported that the front entrances have been redone. Work is continuing on the north and south entrances. Still working on plans for the cul de sacs. Any ideas or help is wanted. Must be small area and simple as no water is available at the sites. Planning on having cul de sac project completed by the end of spring or early summer. On the south side of Gaspar we are working on getting the county to clear the debris.

Cape Haze Women: Tara reported that 68 attended last nights dinner. There will be a Valentine's themed Friday Night Social on February 10th. We have invited the Women of Windward. Lemon Bay Conservancy spoke at our last meeting on January 24th. 'They are making oyster strands to be hung from docks. The strands attract young oysters which clean the water. Program called "One dock at a Time". Anyone having any other ideas for programs, please let Tara know.

CAM: Bob Howell reported that annual tree trimming will begin soon and should finish in late February or early March. The county and FEMA are taking care of removing the big stumps. Work is continuing on cleaning hurricane debris from the canal. Broken docks in the water are the Homeowners responsibility.

Communication: Mary Lou Fitzgerald asked that any changes to your email address or phone numbers be reported to her. Also, she would like summer information including email and phone numbers. Present paid membership numbers: 108 CAM, 90 CHPOA, 10 Associate CHPOA. Rob Matthews stated that there will not be a printed Directory this year. Directory will be posted on the website. You may print your own copy. Discussion followed. Wes Halle moved to print a Directory for one more year. Christine LeBlois seconded. Motion carried.

Deed Restrictions: Bill Dahms stated that deed restriction will be reinstated beginning April 1, 2023. Those in need may ask the board for an exception. After April 1, 2023, we will be tightening up on enforcing deed restrictions.

Density: Percy Angelo discussed the counties intent to increase density units. County would like to allow 65 units per acre. We presently have 3 units per acre in the Cape Haze Peninsula. New proposed compromise would be a maximum of 15 units per acre. There is a county commissioner's meeting on February 28th in Murdock. Need lots of residents to attend to show their support. A planning meeting is to be held at our Community Center at 10 AM on February 4th.

MSBU: Art Hanson reported that our Capstan Cut Bridge has been inspected and is OK. A new bridge is in the works. New roads are expected in 2024 or 2025.

Sewers: Bill Dahms reported that the Little Gasparilla sewer project that would have run through our neighborhood has been rejected. So, look for sewers to come to our neighborhood. The county is really busy with hurricane issues now so not their priority. Bill will stay involved with the sewer issue.

Vacant Lot Mowing: Wes Halle reported that VLM reserve funds were used to clear vacant lots after Ian so they could be mowed. Mark Fletcher is the new VLM chairman. The VLM fee for 2023 is \$350.

Security: Bob Colburn warned that electric bikes have become popular with thieves. So, if you have one don't leave it out.

President's Report: Our finances are in good shape. Our membership is growing. He recited our motto. He asked that we be thoughtful of our neighbors. The property to the north of us has sold and it is planned that it will become part of the state park. Previously 77 units of density from that property were sold. Bob Bergman, Bill Dahms and Judith Randall are going off the board.

Unfinished Business: None

New Business: Mary Lou Fitzgerald of the nominating committee announced Denis Cavanagh, Mark Fletcher and Bev Martin as candidates for election to the Board. Mary Lou asked for any nominations from the floor. Hearing none, Mary Lou moved to elect the nominating committee's selections. Lu Cotta seconded. Motion carried.

Sheldon Rieley moved to adjourn. Carol Dorshimer seconded. Motion carried.

Respectfully Submitted
Bev Martin, Assistant Secretary