

Cape Haze Property Owners Association, Inc

Minutes of Membership Meeting

Saturday, November 12th, 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, Bill Amoroso
(Non-Directors) Bob Howell, Mary Lou Fitzgerald; Tara McGalliard

Absent: Juli Randall

There was a total of ~40 attendees at the meeting, including 35 members.

Pledge of Allegiance

Moment of Silence

Introduction of new members (none present)

Introduction of the board of directors

Secretary Report:

Overview of CHPOA website and future plans

Approval of Previous Membership Meeting Minutes (April 9, 2022):

Floor motioned and second, all approved (no dissents)

Treasurer Report:

Reviewed October (current) financials

Net Income – overbudget (due to land sale and reduced expenses)

No budgeted money spend on dock or sewer legal (yet)

Use of hurricane reserve (\$14,000 or \$20,000 budget was used so far to clean up CH)

Approval of Current Financials (October 2022):

Mary Lou Fitzgerald motioned and Bob Colburn second, all approved (no dissents)

Discussion pursued regarding response of FPL, Comcast, internet alternatives, etc.

Deed restriction moratorium for 6 months due to Hurricane Ian

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 in Friday Night Socials and general membership development. Tara reviewed the upcoming events and let everyone know about the merchandise for sale. Tara also highlighted the details of the upcoming holiday party, Christmas at the Cape, on Dec 5th, 5:30-9:00. The cost is \$60/person

and checks should be made out to CHW and placed in box at CC. Also, there will be a brunch on Jan 1st @ 11:00am in the CC (ham provided, all participants should bring a covered dish).

CAM: (Bob Howell) – Bob gave a review of the cleanup from the hurricane, as well as, the ongoing tree removal work (including the need for replacement). The CC sustained minor damage and the work that was slated in the Spring to repair exterior and doors needs to be completed. He believes there was some minor damage to roof as well, but currently no leaks inside CC. The Don Pedro dock sustained damage to south side pilings and walkway. Still waiting on permits to move forward with replacement of dock, which was approved earlier in the year by membership. The front sign sustained damage and will be repaired.

Nominating Committee: (Karen Irvine) – Karen pointed out that CHPOA has three board members (Bergman, Randall, Dahms) stepping down in Jan2023 and will need to be replaced. If anyone is interested in being on the Board to please let her know.

Security: (Bob Colburn)

Reviewed status of criminal activity in/around CH

Some early looting on north end, chased away by home owners

Encouraged home owners to be aware of property due to number of contractors in the area

Make sure contractors are responsible for their own equipment left at your house

Continued close calls with young drivers in golf carts

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) – nothing discussed, due to moratorium

County Regulation Changes/Decisions (Density): (Percy Angelo) – Percy started by pointing out that the appeal of the area is that there has been little development. The goal has been, and will continue to be, to fight large development in the area. 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. There is a meeting with the Planning & Zoning Board/Commission on Monday, Nov 14, at 1:30pm in the Murdock County Building, Room #119. All are encouraged to attend.

MSBU: (Art Hansen) – There have been no meetings of the MSBU.

Sewers: (Bill Dahms) – Boyer has been turned down for good. There is no current risk of the sewer lines running through our community. However, the master county plan has CH as a priority for sewers (2025?).

Vacant Lot Mowing: (Wes Halle) – Wes reviewed the process; 47 lots being mowed. Due to hurricane, many lots are not accessible for mowing. CHPOA is contacting owners to remove tree/debris so that the lots can be mowed and avoid nuisances from developing. If that is not done then CHPOA will pay to have it done and charge the owners (lien).

New Business:

CHPOA will develop a disaster relief committee and Mark Fletcher will be the coordinator.

Adjournment:

Time: 11:35am

Bev Martin motions & Sharon Blasdell seconds, all approved – none opposed.