CAPE HAZE PROPERTY OWNERS ASSOCIATION, INC.

ANNUAL MEMBERSHIP MEETING

JANUARY 22, 2022, 10AM at COMMUNITY CENTER

Minutes

The meeting was called to order by President Art Hanson at 10:08 with 28 member households in attendance and a total of 48 people. President Art welcomed all and then the pledge of allegiance and a moment of silence followed.

**New residents** were asked to introduce themselves: Jesse and Jessica Pasternak, James and Joann Schutt and Missy Raines a realtor from the area.

**Board of Directors** in attendance and introduced: Bill Amoroso (2022), Bob Bergman (2023), Art Hanson (2024), Bill Dahms (2023), Rob Matthews (2022), Chuck McGalliard (2024), Wes Halle (2023) and Judy Randall (2023). Appointees by Board, Bob Howell, Bob Colburn, and Mary Lou Fitzgerald.

**Secretary’s report by** Mary Lou Fitzgerald, Assistant Secretary partially read the minutes to include the omission statement of the BOD in attendance at the Nov. Fall meeting. Motion to accept with included content by Lu Cotta, second Shell Rieley. Motion carried.

**Treasurer’s report**: Rob Mathews reviewed the financials and pointed out the following: CHPOA is on budget with a little over and legal expenses under budget. The balance sheet is strong. Motion to accept financials for audit by Shell Rieley, seconded by Bill Dahms, motion carried.

Art Hanson, **President Report,** reported that the community is doing well and CH is a very livable community.

**Committee reports:**

**Common area maintenance**-Bob Howell reports that in the very near future Busy Beaver will be cutting approximately 300 palms on right of ways in the community. It was noted by Bob that it is the counties responsibility to trim trees overhanging the roads to a height of 13 feet. This enables emergency vehicles passage. If some are not trimmed to a clearance of 13 ft. Busy Beaver will be asked to trim those. Also it was reported to the county that there are continued wash outs at the sides of the entrances at Cape Haze Dr and Gaspar Dr. Pole lights to illuminated the parking areas on the east and west sides of the Community Center have been installed. Lights may be turned on by the switches on the poles.

**Communications**-Mary Lou Fitzgerald, CH Communicator, once again asked attendees to forward changed email addresses to her.

**Deed restrictions**-chair Chuck McGalliard mentioned that some boats/trailers and RVs have been removed by owners. Trash piles have been picked up by Waste Management.

**MSBU**-Art Hanson CH representative reported that there have not been many meeting since April. It is important that CHPOA makes sure that the MSBU so what they should.

**Neighborhood Watch**-Bob Colburn, a resident retired detective, reported that in late Nov. thru Christmas there were incidents of porch pirates in Cape Haze. Packages were taken from mailboxes and off porches. Many were left at the west end of Cape Haze Dr. It is important that if anyone suspects that something was stolen or has found a stolen package that they should contact him; he will interview and then inform the Sheriff’s dept. Bob Howell also reported that our community has 10 cameras and Looney electric pulled all the cameras memory cards. Sheriff’s Department is reviewing. Security camera committee consists of Bob Howell, Bill Alford and Richard Walls.

**Sewers**-Bill Dahms It seems evident that CH may be removed from Environmental Utility plan to install sewers in Cape Haze however the pipeline might still be laid under Cape Haze Drive with a pumping station at the intersection of Green Dolphin. On February 8th and 9th the Public Service Commission will hold a meeting in Venice. Palm Island Estate is fighting vigorously against Bower-Environmental Utilities- to install the system. Bill Truex, Commissioner, had mentioned to Bill Dahms on an earlier date that Cape Haze will not be affected by EU, Charlotte County will install the sewers. The county major sewer plan states that sewer lines from the barrier islands adjacent to Cape Haze will be 2 lines, one north and one south of the C H community and not through it!

**Vacant lot mowing**-Wes Halle reported that the cost of VLM for 2022 was set at $340 per lot. Vacant lot owners may subscribe to the program or make provisions themselves to cut their lots. In 2021 there was a final grass cutting in Dec. Mowing is done by beater bars and not blades by Southwest Mowing.

**CH Women’s Club**-Tara McGalliard, president thanked all for their participation at events in 2021. The attendance at events is a great way to meet others. CHW sponsors Friday Night socials, special events, Cape Haze on the go, Kids Needs of Greater Englewood and the homeless in Englewood. Any woman who is a member of CHPOA may join the CHW. The next FNS will be a valentine theme on Friday February 11.

**Insurance-**Bob Bergman. At this time it seems that there will be an increase in rate when a new policy is written. Quotes are being requested from Key Agency and Rowley Insurance. It was asked of the insurance companies to get separate quotes for CHPOA and CAM.

**Entrance signage and beautification**-Bill Amoroso 95 % the plantings at the main entrance are growing nicely and creating a tiered effect. Since the current entrance signs are deteriorating, designs have been suggested by the community and quotes from companies for new signs have been received. Cost for 2 signs $4000 to $20,000. Bob Howell presented a sample of the materials and part of the sign for the less expensive signs. Next project for the Beautification Committee is to address the 4 “turn arounds” areas in the community with new plantings. Project will commence in the spring since there is no water at these areas.

**Nominating Committee**; Bill Dahms presented the nominating committee report for the three open positions for directors for three year terms expiring January 2025: William Amoroso; Robert Matthews and Paul Patounis. Motion made by Bill Dahms, seconded by Larry Circa and carried. Amoroso and Matthews joined the board in early February to fill partial terms left vacant by resignations.

**Unfinished Business** –After much discussion concerning sale at 40 Spyglass Alley the following motion by Bill Dahms and seconded by Larry Circa was offered.

CHPOA Board be permitted to proceed with the sale of partial lot at 40 Spyglass Alley for an asking price of $135,000.--CHPOA Board may negotiate a fair price on offers received for the sale and that CHPOA will continue to support the homeowners whose properties are affected by sale of 1800 Placida Road which borders the east side of canal. Motion carried.

**New business**:

**Don Pedro Dock** Bob Howell: The board is requesting member approval to replace the Don Pedro island dock owned by CHPOA. This dock was built in 2003 and is now in a state of disrepair and will present a hazard to users if not rebuilt. A quote for a complete rebuild of $28,000 or a partial rebuild for $20,000. After discussion about design and what would be permitted to build, a motion was presented by Bill Amoroso to spend up to $30,000. to repair the dock, built in 2003, and if possible enhance the dock owned by CHPOA. Seconded by Mark Fletcher. Motion carried.

Bob Howell also suggested that a **Fishing Club** be once again started for C H. There was interest in this idea. He will chair the club.

Because the time line of announcing a **change to the Bylaws** was not adhered to the following issue will be addressed at the April Spring Meeting: Amend the Bylaws, Article I membership, section a, line 1 to read: “regular members shall be persons who own homes *or real estate* within Cape Haze. This is added to allow owners of lots in Cape Haze to fully participate in the community.

**Questions and answers** member input. What does CHPOA offer for children in our community? It was discussed that an email be sent out to residents to ask who are the children and ages and also who are the visiting children in our community. This information would be used to determine what activities could/should be offered. Jess Pasternak a mother of 3 children is willing to head up this concern.

Since there were no another concerns President Art called for a **motion to adjourn** the meeting. Motion by Lu Cotta, seconded Bob Martin, carried.

Meeting was **adjourned at 12:38 pm.**

Respectfully submitted,

Mary Lou Fitzgerald, Assistant Secretary