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

**January 23, 2021 Annual Membership Meeting**

10 AM Community Center - 180 Spyglass Aly, Placida, FL 33946

Minutes

The meeting was called to order by President Art Hanson at 10:08 on the patio of the Community Center. There were 26 CHPOA member properties represented, 2 proxies and I CHPOA Associate member present. There were 66 people in attendance. Art welcomed the group and the meeting began with the Pledge of Allegiance and then a Moment of Silence for those community members who passed during the year.

New residents in the community were asked to introduce themselves. The Ator’s who will be moving back to Cape Haze, Ginger Otto who is building, and Craig Strohecker and the Fletchers. They were welcomed with a round of applause.

The outgoing Board of Directors were introduced: Mary Lou Fitzgerald (2021); Bob Martin (2022), Wes Halle (2021); Art Hanson (2021), William Dahms (2023), Judith Randall (2023), Bob Bergman (2023) and Penny Rieley mentioned.

The Secretary’s Report, the minutes of the CHPOA Fall Member Meeting November 14, 2020, was motioned for approval by Bill Dahms, seconded by Kathy Damewood and motion carried.

President Art reported that it was an unusual year because of covid 19 and that all social activities had to be cancelled; however, the CHPOA BOD was kept busy.

Bob Martin- Treasurer reviewed the financials for 2020 and specifically mentioned that there was a net income for 2020 of $3386.16. One of the projects anticipated to be done; the dock on Don Pedro was not done in 2020. A question from a member was why did the amount of insurance increase? Insurance costs now include wind coverage, and liability coverage on the islands in Capstan Cut and on Don Pedro. Now all properties are properly insured. The financials were motioned for approval and to be submitted for audit by Rock Jones and seconded by Bruce Erickson. Motion carried.

The 2021 budget was then reviewed with Bob mentioning sewers in particular. This is a new expense in the budget CHPOA Property owners are donating funds also. Wes Halle moved to accept the 2021 budget; Judy Randall seconded the motion which carried. Budget attached.

**Committee Updates**

**Women’s Club** vice president Barb Hanson read a report by president, Tara McGalliard. “It was a difficult year with Covid but it is our goal to overcome the issues. We look forward to a spring event that will allow social distancing in a safe environment so that we can resume fellowship once more. It is important that we rally together and keep our ties strong. We encourage new blood to join our group the social arm of CHPOA.

**MSBU**-At the last MSBU meeting Art Hanson the Cape Haze representative brought up 3 concerns. The ditches at the main entrance and Gaspar entrance on 775 needed to be filled. They were filled in immediately after the meeting. MSBU stated that they could not install speed bumps on Cape Haze roads since they are county roads. Speed limit signs cannot be moved to other locations. It was stated by MSBU that our road will be repaved in 2025.

**Deed Restrictions**- Mary Lou Fitzgerald stated there are very few violations in the community are they are being addressed. Most problems are DR #5 boat trailers and recreational vehicles.

**Common Area Maintenance**-was reported by Bob Howell chair.

* The islands in Capstan Cut were trimmed in 2020 for a cost of $3500. Soon Busy Beaver will be back to re-trim certain areas. In February Busy Beaver will do the annual trimming of trees in the right of ways and also on CHPOA owned properties. Cost approximately $6000.
* Work in in progress to design and install Cape Haze signage at the north and south entrances. Location at the south entrance might be difficult because of the county Placida sign.
* Lately there have been 2 water leaks in the community, Spyglass and intersection of Buccaneer Bend and Green Dolphin. Pipes in our community are old. County has and will fix the leaks.
* The roof at the CC has some problems and will cost between $600.-$750 to repair which will be done. Bob also mentioned that the roof is about 13 years old and we should get between 3-5 more years. A thought is to do a roof over with a hip roof which would completely change the appearance of the CC and update it. A truss package would be used and new air conditioners (currently over 15 years old), would be placed under the roof so they would be off the ground. This idea will be looked into by the board.
* As part of Keep Charlotte Beautiful, Bob will be scheduling a road side clean up on Placida Road for the entire length of CH. More info will be provided when clean-up is scheduled.
* Neighborhood watch committee chaired by Bob Colburn will be taking over the task of checking on security cameras at entrance. The cameras track the coming and going of vehicles into Cape Haze. For the most part CH is a clean community; however recently beer can were strewn on CH Dr from the intracoastal to Placida Road. See something; please report to then sheriff’s dept.
* It was brought up by a member about having trees trimmed on the power poles and light poles in the community. The task of doing that cutting is up to FPL. If you see a problem notify FPL by phone or email to report... As part of everyone’s electric bill, we pay for this service.

**Vacant Lot mowing**-Wes Halle explained the program and he is awaiting correspondence from all vacant lot owners so that a contract can be signed with the mowing company.

**Neighborhood watch** new chair is Bob Colburn. He mentioned that deputy Dominic Ierfino is now in charge of the program. Meetings have not been held but perhaps will be with zoom or teleconferencing. Ierfino will be advising Bob of criminal activity in our area. Bob invited all the members of the Neighborhood Watch to meet briefly immediately after the close of this Annual Meeting.

**Communications**—Mary Lou Fitzgerald requested that if you have changes in email addresses or phone numbers please advise her.

**Nominating Committee**- Bob Bergman reported on the slate of BOD nominations. He motioned for the following with 3 yr. terms: Art Hanson, Wes Halle, Chuck McGalliard and a one yr. term for Bill Amoroso. Motion seconded by Cindy Howell and motion passed. Congratulation BOD.

**Sewers** Bill Dahms co-chair asked if all were aware of the sewer proposal. He stated that CHPOA has hired a good lawyer Brad Kelsky who has filed a request for an administrative hearing which will hopefully deny Environmental Utilities (EU) application from Mr. Boyer for sewers in our area. Cape Haze considers that Mr. Boyer not be the best choice. At this time Palm Island Estates have joined CH with using Brad Kelsky as our lawyer. The board wants to

* attack the 2017 study
* Believes Cape Haze does not pollute
* Boyer may not be the best choice to do the sewers.

Bob Howell, co-chair mentioned that in a 2017 study sewers were to be place in CH by 2022. However this is impossible, perhaps by 2029 when the county will have funds available. Also in the study the waters that were sampled were Myakka River, Peace River and Charlotte Harbor. Percy Angelo stated that Cape Haze is not on any of these waterways, we are on Lemon Bay. Boyer also stated in his proposal that the cost for each property sewers would by about $19,000. with no financing available. If a property did not hook up and pay within a year a lien could be placed on the property with the rate of interest 2-3% above prime.

Another problem is that in the near future regulation of sewers will be taken over by the Environmental Protection Division as signed into law by Governor DeSantis. It was asked by a member if we can get our own company to do sewers. This could not happen but not until Boyer was denied.

There was no **Old Business, New business**  or **Questions.**

Bill Dahms moved that the meeting be adjourned, Judy Randall seconded the motion, motion carried.

The meeting was adjourned at 11:20am by President Art.

Respectfully submitted Mary Lou Fitzgerald, assistant secretary