CAPE HAZE PROPERTY OWNERS ASSOCIATION, INC.

REGULAR FALL MEETING 10:00am, NOVEMBER 13, 2021

CAPE HAZE COMMUNITY CENTER, 180 SPYGLASS ALLEY, CAPE HAZE, FL

MINUTES

The meeting was called to order by Art Hanson, president at 10:09 am.

A quorum was established as members’ households in attendance 28 with total attendance of 44 people.

A welcome by president to all, a pledge of allegiance, and a moment of silence for recently deceased members: Frank Bagwell, Teri Rigsby, Marv Medintz, Marilyn Reynolds, and Don Landmann.

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), Steve Morison (2022) and Wes Halle (2023). Appointees by Board, Bob Howell, Bob Colburn, and Mary Lou Fitzgerald.

Russ Durnwirth, Mark Fletcher, Chuck and Lu Cotta, new residents were introduced.

Treasurer’s report--financials by Rob Matthews stated that CHPOA is on track for 2021. Bill Dahms moved to file the report for audit, Sue Butler seconded the motion. Carried. The 2022 budget was presented. Discussion concerning propose a deficit budget for 2022 big addition for signage at entrance, possibility to remove some insurance coverage since $20,000 was spent in 2021, liability would remain in insurance. As part of the budget the fees of CHPOA at $275 and CAM at $180 would remain for 2022. Reserve funds about $30,000. Motion to accept the budget by Bob Bergman seconded by Lu Cotta and carried.

1. **Committee reports**

**Common area maintenance** – Bob Howell. Holiday decorating globes in the trees were completed for the holiday display as well as lights on the entrance palms and at the fountain. Trimming of the trees on right of ways will be done early next year by Busy Beaver. The bridge over the Capstan Cut was inspected by officials and next inspection in 2-3 years. Dock understructure on Don Pedro is rotting. A contractor will be contacted for repair to the dock for approximately $12,000 which is in the 2022 budget. In the very near future LED lights on poles will be installed in the parking lots to light the area and reduce liability for CHPOA. There are continuing road washouts at the main and Gaspar entrances to Cape Haze and officials once again have been contacted.

**Communications** – Mary Lou Fitzgerald, CH Communicator, requested that as email addresses change please notify her.

**Deed restrictions** – Chuck McGalliard stated that at this time there is an explosion of motor homes in the neighborhood. Also stated that he will knock on doors of homes with violations to inform the owners. It was questioned if there was someplace, or to someone that owners who are parking motor home can inform of the anticipated date of removal. At this time there is nothing set up for that. Other comments concerning the reciprocity with storage area for trailers and motorhomes. There is a shortage of storage areas and CHPOA does not. Currently there are only 8 Deed Restrictions rules which have been in effect since 2012. If deed restrictions are not enforced then it detracts from the community. It was mentioned by a member who had received a post card about a violation that it was a good reminder, was positive approach and thanked the Board for the Thank you after the violation was removed. A policy currently exist of a post card, a first legal letter with time line, a second letter with time line and possible forwarding violation to lawyer, and mediation.

**MSBU** – Art Hanson reported that the MSBU has been contacted about the large ruts once again at the main entrance and south entrance to Cape Haze.

**Neighborhood watch –** Bob Colburn chair of committee stated that most crime in Charlotte County is NOT in our area. Also if you see something, say something.

**Sewers** – Bill Dahms stated that a variety of documents were filled to the state. A hearing will be held on Dec. 17 concerning a push back from Palm Island Estates at the Office of Public Utilities. A question was raised as what is going to happen with the funds donated. Bill Dahms replied that for now we will be holding in case we need and monitoring of the sewer plan will continue to take place. Bob Howell mentioned that re-piping of the water lines for Cape Haze might take place in June 2022 which might affect the sewer situation.

**Vacant lot mowing** – Wes Halle coordinator stated that there are 49 lots currently being mowed by Southwest Mowing. One more mowing is scheduled for 2021.

**CH Women’s Club –** Tara McGalliard president thanked those who participated in the Welcome Back party on Nov 13 and stated a fun time was held where it appeared that the community is coming together with many newer residents attending.

1. **New business:**
2. The dues and charges for 2022 were approved, CHPOA $275, CAM $180, Assoc Member $75. when the 2022 budget was approved.
3. Main Entrance signage is proposed to be updated by the Board. Cost anticipated to be $10,000 for project. An email will be sent to the community to offer suggestions and sketches. A decision will be made as to design after input from community.
4. Lighting in parking area – see CAM report
5. Ibis Island in the Capstan Cut vegetation is growing well after new plantings were installed in the summer after the removal of invasive vegetation. The amount spent for project was over budget since irrigation had to be installed. The water being piped to the island was supplied by Axel Leblois and Wes Halle at no cost to CHPOA. Thank you!!! Report by Wes Halle
6. Insurance – Bob Bergman reported that quotes are being solicited from a few companies.
7. Landscaping – Bill Amoroso. At the main entrance old and diseased plants were removed and replaced. The Fountain area also was addressed but needs more work. Areca Palms were planted along some areas of CH Dr. to update the area. Lighting and signage still needs to be addressed. It was mentioned about the 4 roundabouts/triangles at various acres of community that need to be updated. Currently Gaspar triangle is managed by Penny Rieley; Anchor Row will be adopted by Lu Ramsey Cotta and Ginger Otto. S Green Dolphin and Spyglass Alley will be addressed.
8. **Questions and answers – open discussion period**

Chris Fitzsimmons shared and explained a letter she received as an owner of property across the canal at 8500 Placida Road. The notice was to advise area owners of the request to develop the property. CHPOA is also an owner of the waterfront behind 40 Spyglass Alley and was notified. Background info. The property at 40 Spyglass Alley is listed with a realtor and the property appears to be waterfront but it is not. CHPOA owns the waterfront. When 40 Spyglass Alley was listed the parcel that CHPOA owns was also. The CHPOA parcel is of no value to anyone except the buyer of 40 Spyglass which then makes the property waterfront.

After much discussion and explanation by Chris Fitzsimmons and Percy Angelo as to the specifics of why it should not be sold at this time a motion was offered by Anne Raynor, seconded by Percy Angelo to hold off on selling the property until we specifically know what will be developed on the property at 8500 Placida Road, across the canal. It was then proposed by Lu Cotta Ramsay to table the motion until the January 22, 2022 Annual Member Meeting. A majority vote was established.

A motion was made by Gretchen Foltz seconded by Lu Cotta Ramsay for adjournment. Motion carried and meeting was adjourned at 12:05

Respectfully Submitted,

Mary Lou Fitzgerald, Assistant Secretary