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

**April 17, 2021 Annual Spring 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 with 44 in attendance. 23 CHPOA Members and two official proxies received=25 official voting members. The meeting then continued with a welcome, pledge of allegiance and moment of silence.

New Residents in the community were asked to introduce themselves. Lars and Sigrid Lewander from 10 Spyglass were welcomed to the community.

Board members were introduced:

 Introduction of Board of Directors: William Amoroso, (2022), Wes Halle (2024); Art Hanson (2024), William Dahms (2023), Rob Matthews (2022), Chuck McGalliard (2024), Judith Randall (2023), Bob Bergman (2023**),** Appointees: Mary Lou Fitzgerald, Communications

 The Minutes of the Jan. 23, 2021 CHPOA Annual Member Meeting were motioned for acceptance by Shell Rieley, seconded by Bob Colburn, motion carried.

Art Hanson President’s Report- welcomed all again and mentioned that things were well in Cape Haze. Reports by committee heads will highlight what is happening in C H.

The treasurer Rob Matthews reported that he is new to this position since February. There are 3 line items in the reports that might raise flags

* Insurance coverage for 2021 is quite a bit higher as is most residents’ policies in the community. The board is looking into this situation to see if there is any lowering of costs available.
* Funds expended by CAM which includes the cutting of vegetation on the Capstan Cut islands and annual cutting of palms on right of ways.
* Legal funds which includes cost of sewer concerns.

A motion was offered by Rock Jones to accept the reports for audit, seconded by Penny Rieley, motion carried.

 **Committee Updates**

**Women’s Club** president Tara McGalliard stated the purpose of CHW. Last evening at the Friday Night Social a fun thing/give a ways was done. Many attendees received gift certificates from various local merchants. Tara mentioned the 42 new upholstered chairs that were recovered by 23 members of the community. A list of those helping was read. Thank you for all the help!! Cost of chairs refurbishing was just under $600 and paid by the CHW.

**MSBU-**-Art Hanson, CH appointee stated that there had not been many meetings because of covid. At the last meeting approximately 2 weeks ago, 4 county employees were in attendance. A request by Art for filling in the shoulders of CR775 at entrances to Cape Haze was completed immediately after the meeting. Florida Department of Transportation will be checking the Capstan Cut Bridge and also speed limits within the community in the very near future. Cape Haze is on the schedule to have all road repaved in 2025.

**Deed Restrictions**--Chuck McGalliard has visited property owners that had violations. All have removed violations. He asked that if anyone sees a violation they should contact him by phone and he will follow up.

 **Common Area Maintenance**—was reported by Wes Halle

 A question was asked about Vacant Lot Mowing. How many times per year are lots mowed? When needed and this year with the drought, it was done for the first time this past week. Usually they are mowed at least 6 times per year.

 Concerning Ibis and Eagle Islands—recently cut logs on island have been moved to the center of the islands to make room for plantings and mangoes have been trimmed back. Soil test revealed that the soil has a reading of 5.2 which gives as reference as to which types of plants should be planted. Plants with a high salt tolerance and ones with rapid growth will be selected. Australian pine shoots had been sprayed with vinegar to stop growth, it has worked. Bob Howell and Axel Leblois will supervise the planting of plants when the rainy season begins. Axel thanked the board for supplying the funds for this project.

Community Center much discussion by the board concerning Community Center has happened recently. There are three alternatives.

* Build new CC
* Fix what is current.
* Remodel

 Currently the board is having an appraisal done as according to FEMA the amount of remodeling can only be 50% of the appraised value of the Community Center. Board is considering a roof over of a hip roof with trusses that will extend over the concrete patio area of the existing building. Hopefully by the November Member meeting more info will be available.

Neighborhood Watch–-Bob Colburn coordinator, stated that there are no major concerns in Cape Haze but there are many in Charlotte County especially on constructions sights and with various vehicle concerns. People are reminded to lock their vehicles, outboard motors and boat trailers. If you see something say something to Bob.

**Communications-**-Mary Lou Fitzgerald requested that as people have changes to phone numbers or email addresses please notify her so changes to the CH Data base and CH directory can be made.

A special thanks to Bev Martin for compiling the 2021 CH Residents Directory. Directories have been given out and soon Associate Members will be mailed theirs. Additional copies may be bought for $5.00.

Tom Rudolph volunteered to help the communicator by proofing copy before sending via email!

1. **Sewers**- Bill Dahms and Percy Angelo. Bill reported that on March 8 Environmental Utilities (EU) removed the Cape Haze community from the sewer application and the date for the application has been extended until June 30. In 2013 CH did not believe that it needed sewers. At that time and still now our community has low density especially in the summer when water tables are high also our septic tanks don’t pollute. Bill once again pointed out that there are major flaws in the Master Plan since it mentions Charlotte Harbor waters but there is no mention of Lemon Bay waters. Also the county does not treat all the effluent for the dismissal of nitrogen and phosphorus which are 2 causes of pollution. The extra waste water, containing nitrogen and phosphorus, is sold to golf courses and also stored in deep wells which eventually flow back into the ground.

Also brought up was that CHPOA will be hiring Pro Water Source to look at the Master Plan and install 6-7 shallow wells with property owners permission to check on quality of water. Cape Haze is unique in

Charlotte County as we have low density. The finding from the study by Pro Water Source can then be taken to the county to reinforce our position. Percy Angelo mentioned that EU bifurcated the application. CH created leverage and used it in the sewer proposal.

*Currently there is $50,000. allocated for “sewer concerns”. $10,000 of the funds are from the 2020 year. Line items in 2021 budget has $20,000 for legal and $30,000 for consultants. It was moved by Bill Dahms and seconded by Axel Leblois to reallocate the total funds to be $30,000 for legal and $20,000 for consultants. After discussion the motion was approved by the membership.*

 **Old Business—none**

 **New Business:**

* Vote on Bylaw changes Bill Dahms
	+ **Amend Article II- Meetings: Section 4:**
* Notice shall be given in writing for each meeting, whether annual, regular, or special.  Notice shall also be given when the annual directories are provided to the membership.  Notice, however provided shall be given at least*~~thirty (30)~~ ten 10*days in advance of such meeting ~~and~~ ~~shall include an explanation of any proposed amendment to the Articles of Incorporation or Bylaws,~~ ~~and any other matter for which such explanation is required by the corporate documents or the Florida Not Profit Corporation Act of 2005~~*.*Notice of meetings involving changes to the Articles of Incorporation or the Bylaws will require thirty (30) days’ notice and shall include an explanation of any proposed amendments to the Articles of Incorporation or Bylaws, and any other matter which explanation is required by the corporate documents or the Florida Not For Profit Corporation Act of 2005, as amended from time to time.
* Sign Committee-- Wes Halle reported for Bob Howell that signage is being considered for the N and S entrances to Cape Haze. Currently the proposal is to have 4’x 8’ size face with two posts. Wordage and a logo of a clipper ship, referring to the Vanderbilt’s, would be decals. A committee was not formed but volunteers are needed to help make recommendations to the BOD.
* Keep Charlotte Beautiful pick up on 775—now being chaired by Judy Randall announced that on Saturday, April 24 at 9 am community members should meet at the CC and proceed to 775 to pick up litter. A Keep Charlotte Beautiful T shirt will be given to all participants. Task should take about 1 ½ hours.
* Newsletter: Bill Dahms suggested that the CH Newsletter, The Fountain, once again be published. There were no volunteers at this time to for this task.
* Landscape/irrigation/fountain – Bill Amoroso a new member to the board will spear head this task. Since the mission statement of CHPOA is to improve the quality of life and property values in CH the first thing that people view when entering the community is the main entrance and fountain area. It has been established that plantings need more care as they have disease and parasites. Many need to be removed. A maintenance schedule should be established and more irrigation is needed. Estimates have been received from landscape companies. As to suggestions. Also an irrigation well is being considered. Bill asked for volunteers for the committee and the following volunteered: Bill and Anne Morison, Hank Irvin, Chris and Lillian Ficker, and Rock Jones. Bill mentioned that we do have the necessary funds to proceed. It was moved by Rock Jones, seconded by Axel Leblois to undertake the project. Motion carried enthusiastically.

 **Open position on board of directors**

Because of a resignation of a Director to the Board a position is currently vacant. Stephen Morison volunteered to come onto the board and will hold position until Jan 2022 Annual Meeting. Thank you for volunteering Stephen.

 **Questions and answer time Art Hanson**

Mary Lou Fitzgerald mentioned that she would like to start “Cape Haze on the Go” where community members would go on “field trips”. It was suggested that a tour of the Punta Gorda Murals, a trip to Octagon Wildlife Sanctuary be investigated.

 **Adjournment**

Being no further business Sue Butler moved the meeting be adjourned, seconded by Shell Rieley, motion carried. Meeting adjourned by President Art Hanson at approximately 11:15 am.

Respectfully submitted,

Mary Lou Fitzgerald, Assistant secretary

Next Meeting of the membership Nov. 13, 2021, 10 AM