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

**November 16, 2019 Special Membership Meeting**

10:00AM Community Center - 180 Spyglass Aly, Placida, FL 33946

**Minutes**

The **meeting was called to order** by Vice President Robert McDonald at 10:04 AM and opened with the Pledge of Allegiance. A moment of silence for those residents who had recently departed and a special mention for Byron Crowe, who is very sick, and will not return to Cape Haze, were offered.

**New Residents** in the community Jacqui and Jim Reed at 45 Cape Haze Dr. were welcomed as well as Ginger and Bob Otto who purchased property at 480 Anchor Row and will be building shortly.

**Intro of Board of Directors** in attendance: Mary Lou Fitzgerald (2021); Wes Halle (2021); Bob Martin (2022); Bob McDonald (2020); Penny Rieley (2022);

In **attendance** were 22 CHPOA member properties represented and 36 in attendance. A quorum existed.

**The Secretary’s Report**-for the April 6, 2019 Annual Member Meeting was moved for acceptance by Chuck McGalliard, seconded by Bill Dahms. Motion carried.

**Treasurer’s Report**: Bob Martin presented the financials. Financial Report attached. A question was asked about the Administration Fee for CAM. Bob responded that we are now using a cost accounting system to show actual costs associated with each area.

Financials were moved to audit by Sheldon Rieley. Seconded by Chuck McGalliard. Motion carried.

Bob presented bills for the purchase and installation of cameras that were installed at each of the three entrances to our community. To date, we have unpaid bills of $3786.26. this would put us beyond the $5,000. limit the Board can spend without membership approval on any one project. I am asking for approval of an overage of $636.92 and in addition an extra $500. in case there are any other outstanding bills for this project. Bringing to a total of $6,136.92. Motion to approve by Bill Dahms. Seconded by Karen Irvine.

Bob stated that CHPOA membership is down. When asked why, he stated, when members get angry with CHPOA they then refuse to belong to the voluntary association. When asked what the current membership numbers were, Secretary, Mary Lou, stated that current membership is CHPOA 121, Associate CHPOA 9, CAM 164. She added that almost all of the new residents become CHPOA members

**Changes to By-Laws.** Bob Martin mentioned that in the near future changes will be proposed to current bylaws. Most are small changes to words and policies. The most important change is the increasing of total expenditure from $5000. to $10,000. The $5000 was set many years ago. These changes need to be voted on by **members** at a meeting after they have had adequate notice.

**President's Report was given by Bob McDonald**- Cape Haze West is now protected by Security Cameras at the three entrances. Because of 2 occurrences during the past 2 summers, the Board thought it would be beneficial to all to install same. The cameras will record for a time period all that enter and leave CH. Police can access the memory card with CHPOA assistance. Thanks were offered to the Hirtz family for permitting CHPOA to place the north entrance camera on their property.

**Neighborhood Crime Watch** Bill Dahms, co-chair of the committee offered statistics of crime in the Englewood greater area. In the past 6 months south of McCall Road there have been 307 incidents, south of Rotonda West Boulevard 56 events, 10 near CH and two car hoping and 1 breach of the peace during the past 2 summers. The numbers are startling **Bu**t Cape Haze and our surrounding area is not laden with crime. This was pointed out by Chuck McGalliard as the first statistic encompasses a large area. Thanks to Hank Irvin co-chair and Teri, president for assistance with his endeavor.

**Some important points to remember are:**

* Residents of a community are the **FIRST Responders, not the sheriff’s dept.**
* See something say something –as residents we all are familiar with the coming and going of people and cars in our community. Call 941-474-3233
* Refuse to be a victim, lock cars, remove key and valuables, golf cart—record serial number.
* Bill would like to have people do “mini precinct” in their area.
* Under **no circumstance should a person while on patrol carry a gun or any type of weapon**.
* Those on patrol are **not enforcement—**they should be the **eyes of the community and reporters.**

A Nov/early December meeting will be scheduled with sheriff dept. and members of the NCW committee.

**Committee Updates**:

**Women’s Club** Mary Lou Fitzgerald, pres. announced upcoming events for the community.

* 1. The **Holiday Gala**—**Holiday Magic** for CHPOA members will be on Thursday, Dec. 12 at 6 pm at the CC and catered by the Hills restaurant. The full course buffet dinner with carved prime rib will be $45 per person. Music will be provided by Gil Bricault, Saxy Blues, and a former resident of CH.
  2. **New Year’s Day Brunch,** January 1, for CHPOA members will be a covered dish. Ham, Bloody Marys and Mimosas will be provided by the CHW.
  3. Bev Martin mentioned the Lunch Bunch outings and Penny Rieley the upcoming Lemon Bay Garden Club tour.
  4. The CHW Club is assisting with sales of Logo wear. All profits will be turned over to the building fund.
  5. A cookbook is being developed with favorite recipes from Cape Hazers. Proceeds to benefit the building fund.
  6. When asked, the members like the idea of a social on Friday night before member meeting
* **Communications**-Mary Lou Fitzgerald requested that as people change email addresses please notify her. Also the 2019 Directory compiled by Bev Martin was passed out to snow bird CHPOA members. Directories for nonmembers or additional copies are $5.00. A list of changes to the directory since printing was available.
* **Common Area Mowing** cost will be increasing 10%.
* **Vacant Lot mowing**-a report from Teri Rigsby, pres., presented by Bob McDonald, vp, stated that currently there are 56 vacant lots in CH. 50 of the lots have subscribed to the program. Some owners wish to mow their own vacant lots. Cost for lot mowing in 2020 is $250.
* **New CC** Finance Committee needs to be developed for a new Community Center. VP Bob asked for volunteers, Bill Dahms is willing. More people are needed on the committee.
* Concerning the **New community center** Teri, pres. has initiated for the Board that the **lien on Lot 3 Block E, Cape Haze Re-subdivision according to the Plat thereof, as recorded in Plat Book 3, Page 39, Public Records of Charlotte County, Florida** be removedby **Gary Littlestar, Cape Cave Corporation (**Exhibit attached.) The lien written in1969 was to expire in 2084. A motion for the corporate resolution was offered by Beverly Martin, seconded by Chuck McGalliard and passed unanimously. Accolades were offered for Teri, president, for initiating this so that CHPOA may have clear title to the property. Thank you Teri!

**Old Business**

**Future meeting dates**-Annual Membership Meeting Saturday, January 25, 2020, 10 am.

**Increasing membership** since some former members of CHPOA are no longer members it seems that they have unrealistic and higher expectation of CHPOA and the BOD. Many problems in the community are actually sheriff or Charlotte County Code violations and should be addressed to them. Our deed restrictions are very limited.

A number of people, especially Lisa Wehr, pointed out that the role of CHPOA Board and CHPOA itself are vastly misunderstood and that we should look at ways to remedy this. It was suggested that the following could be used to help with marketing of CHPOA.

* Newsletter is developed.
* Neighbors should invite new property owners to attend meetings, etc. (New owners are visited by the Welcoming Committee, Judy Randall and Libbi Bergman, and given a Welcoming Package.)
* A group of members should visit the non-members and encourage them to join.
* A flyer is developed to list what the board does.

Lisa Wehr, with a background in marketing would like to help

**Comments from the Community**

* Eva Furner presented information concerning mini reefs that waterfront owners can purchase through the Lemon Bay Conservancy. By purchasing, through the conservancy a discount of approximately 10% of the $250 cost can be realized if at least 10 are sold. Currently 4 mini reefs have been ordered. These reefs encourage the growth of fish habitats which in turn purify the water.
* It was suggested by Leslie O’Hara that a “townhouse” be held where all property members could ask questions and voice concerns.
* Is FPL finished with tree trimming? It was asked that Busy Beaver at time of annual trimming be instructed to cut by light poles since many areas are dark. Owners were asked to also call FPL and report problems.

Couple of newer people mentioned that their realtors may have mentioned Cape Haze deed restrictions and volunteer HOA, but that they **mostly de-emphasized**. It was suggested that perhaps it would be helpful to CHPOA if we had an introduction letter written by CHPOA that Realtors could provide to prospective homeowners.

Being no additional business the meeting was called for adjournment at 11:20 by Chuck McGalliard, seconded by Sharon Blasdell and passed unanimously.

Respectfully submitted,

Mary Lou Fitzgerald

Mary Lou Fitzgerald, secretary