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

**April 6, 2019 Special Membership Meeting**

4:00 PM Community Center - 180 Spyglass Aly, Placida, FL 33946

Minutes

The meeting was called to order by President Teri Rigsby at 4:10 and followed by a Moment of Silence. Twenty property owners, CHPOA members, with a total of 34 were in attendance.

The following Directors in attendance were introduced. Mary Lou Fitzgerald (2021); Wes Halle (2021); Bob Howell (2020); Bob Martin (2022); Bob McDonald (2020); Teri Rigsby (2020);

Secretary’s Report of the January 26, 2019 Annual Meeting minutes were moved for acceptance by Rod Jones, seconded by Sharon Blasdell and carried.

Report given by Treasurer, Bob Martin reported that $29956.30 is CHPOA net income as of this date. He encouraged people to join CHPOA and asked members to reach out to others. It was announced that a building fund had been set up for a new community center and perhaps 50/50 drawings will be help for 3/5 and 8/10. A CD in the amount of $60,000. for 11 months has been executed with Wells Fargo Bank currently rate 2.6%. It is intended that the interest accrued be placed into the building fund.

**Committee Updates as follows**:

**Women’s Club** meeting on Monday, April 8 will be the annual meeting. Currently there are 33 members All CHPOA women are eligible to joins and the main function of the club is the social activities for the community...

**Communications**- please if changing email addresses and/or phone numbers please advise Mary Lou Fitzgerald so that communications will be received.

**MSBU**-Art Hanson reported the MSBU encompasses the area from the Boca Grande Bridge to Rotonda. This unit is the closest thing to home rule. A few months ago the Australian pines and pepper trees were few or trimmed on Gaspar Dr. as per our request. The topic of sewers was reported. Currently our MSBU fee is $75 per year. By increasing the fee to $235 per year and building up a fund for sewer installation it will save our MSBU considerable interest on the debt. This money cannot be repurposed for another use. It is realistic that even though CH is on the upcoming list of installation of sewers it will not transpire in the near future. Percy Angelo mentioned that The Lemon Bay Conservancy reported that the tidal water in our area is good. The next meeting of the MSBU will be held on May 6 at 1:30. People were encouraged to attend.

At this time Bob Howell brought up the subject of a **MSTU** which consists of waterway aspects. This would be very valuable to establish since federal funds would be available.

**Deed Restrictions**-the majority of problems are with boat trailers being visible. CHPOA is willing to address deed restriction violations; however, other complaints not addressed by our deed restrictions should be initialed by the property owner through the internet at the Charlotte County Compliance Code website.

**Common Area Maintenance**-Bob Howell, director thanked Rob Jones for supplying a new flag at the community Center. Currently areas on CH Dr. are being addressed. Busy beaver has completed trimming palms on the right of way in the community but still must do some other touch up work. Initial cost $5000. At the main entrance a new electrical upgrade has been completed. The north and south entrances will be upgraded with additional landscaping, etc. Shortly the Great American Cleanup will take place on Placida Road. Community members are asked to volunteer when the call goes out.

**Vacant Lot mowing**-Teri reported that the 3 notice has been sent out to vacant lot for mowing for a fee of $220. Per year. Many owners mow their own lots. As more homes are being built in our community there is less work for West County Mowing Services.

**New CC Finance Committee**-Teri Rigsby for Brad Watkins recommendation to raise money first through donations, specific fund raising or non-commercial loans. In an attempt to get more CHPOA members, a reception was held for CHEast and Windward residents eligible to be CHPOA members. The get together was very informative and attendees were pleased but only 5 families attended. CHWest vacant lot owners will be encouraged to become Associate Members.

**Old Business**

Future CHPOA meeting dates will be held at 4 pm at the suggestion of the attendees. The fall meeting will be Nov. 16, 2019

Board Member Appointment: At the January Annual Meeting there was one position still open after the vote for Board of directors. Penny Rieley came forward after the meeting and informed the BOD that she was willing to serve. Penny was then appointed to the Board by it’s Directors.

The topic of CHEast membership and Associate Memberships was discussed. It was suggested that bills be sent out via email; however CHPOA possesses few email for the nonpaying property owners. Personal visits by the welcoming committee, Judy Randall and Libi Bergman, are being made to new residents in order to have them participate in the program. It was suggested that a spreadsheet of comparable HOA fees of the surrounding area be given out—however most HOA’s are mandatory and CHPOA is voluntary.

New Business

It was brought up that a resident’s behavior on a property was unacceptable in our community and what would CHPOA do to alleviate the problem. President Teri suggested that in any situations of these types the sheriff’s office should be called as it is not under our deed restrictions.

Being no other business the meeting was adjourned at 5:15 pm by unanimous consent.

Respectfully Submitted,

Mary Lou Fitzgerald, secretary