**Cape Haze Property Owners Association, Inc (CHPOA)**

**April 14, 2018 4:00 PM Cape Haze Community Center**

**Special Membership Meeting**

 **Minutes**

The CHPOA Special Membership Meeting on April 14 was opened at 4:05 by President Teri Rigsby. CHPOA properties represented 36, non CHPOA properties 2, with a total in attendance 62.

The welcome, Pledge of Allegiance, and Moment of Silence for those who are no longer with us, with a special tribute to Vickie Keidel a CHPOA member and co-vice president of CHW was led by Pres. Teri.

**New residents** Rich and Gretchen Folz, 260 Capstan were introduced.

The Board of Directors in attendance introduced themselves: Kevin Barron, Tom Black, Tim Danahy, Mary Lou Fitzgerald, Wes Halle, Bob Howell, Bob McDonald, and Teri Rigsby.

**Secretary’s Report** –Mary Lou-Approval of January 2018 Membership Meeting Minutes

It was moved by Marv Medintz, seconded by Sue Butler to accept the Secretary’s Report as publish. Motion carried.

**Treasurer’s Report** given by Tim Danahy. Tim stated that our balance is in a good cash position and we are in good shape financially. The board has created some cash reserve categories. The income statement at this time is lower than last year at the same time since billing for CHPOA and CAM was done a month later in 2018. By common consent the report was filed for audit.

Audit of 2017 finance was completed by Tara McGalliard. It was stated that the controls are good and a few recommendations were made to the board in the report. Special thanks to Tara for her work.

Bill Dahms introduced special guest: Dale Phillips from the Charlotte County Sheriff’s Dept. She informed the community of the possibility of the re-energizing of the Neighborhood Watch for CH. A meeting on Thursday April 19, at 5pm will explain all the particulars and bring signage and vests for participants. Even though Cape Haze is a very low crime area, it was pointed out that within a 1 mile radius there have been 88 calls for service. She also pointed out that special signs are available for building construction sites which then make trespassing on the site a felony. All in the community should be aware of their surroundings.

**Committee Reports:**

**Women’s Club**-Mary Lou Fitzgerald, pres., gave an overview of the CHW Club and stated that currently there is difficulty getting new officers. Need people willing to step forward to take over positions or activities just will not happen. The anticipated trip to Useppa will not take place because of the policies at Useppa. The women are going to investigate how we can possible do something for the children in our community. Younger families are now moving to CH.

**Communications**-Mary Lou Fitzgerald, CH communicator asked people to email her if they change their email address. Also the CH website is functioning and contains the calendar for the community center and also flyers if appropriate. The Cape Haze Residents Directory is hot off the press. All CHPOA members will receive a free copy. Additional copies and ones for non-members are $5.00. CHPOA members may also receive a CC key as the lock has recently been re-keyed.

**Welcome Committee-**Cindy Howell stated that in our community, 14% are new members to the community. Cindy has visited 25 people this past year. During the visit she stresses that our community is a family and we, each one of us, are part of this family. She encouraged neighbors to introduce themselves to our new residents when they move in. *4/14/18 Special Member Meeting*

**Deed Restrictions-**Kevin Barron stated that the DR committee is the neighborhood watch to preserve property values.

Lately 6 violations, 4 rectified after a friendly post card stating violation was sent, 2 certified letters then were sent, one problem has been rectified. Other problems in community are difficult and CHPOA and DR are working on it. A question was asked what procedure is followed. Survey the community, when a violation is evident a picture is taken, a friendly post card is sent, if rectified a thank you post card. After a stipulated time, usually 2-3 weeks a “first letter” is sent certified and first class mail. If problem is not rectified in another 2-3 weeks a “second” letter with statement the violation will be going to our attorney. If violation is not rectified after attorney letter the next step is mediation.

 There are many things that CH deed restrictions do not cover. Any person can make an anonymous complaint to Charlotte County by using the internet.

**Vacant Lot Mowing-**Teri Rigsby reported that owners have paid for 53 lots for Vacant Lot Mowing. Mowing should start soon as we are attempting to stretch out the time to go later in the fall.

**Common Area Maintenance (CAM) –**Bob Howell. All related to construction on Placida Road. We are still awaiting the bore under CH Dr. by the county, so that the electricity and water can be reconnected after it was damaged, new palms at the north entrance need to be planted as same were removed by FPL. Once again we will be cleaning litter from Gaspar to Green Dolphin Dr. N along Placida road.

**Community Center Issues**: Bob Howell reported that after an engineer study of the CC it was found that the CC is building is sound. Two structural beams need to be repaired, corner of pool storage room has cracked concrete, outside door near kitchen jam is rotted, building needs paint, there still are entrances for rodents, air conditioners need replacement and impact glass should be installed. Total cost for these fixes and upgrades would be about $120,000. A new building would cost approximately $200,000 to $250,000.

Discussion ensued concerning raising of funds for a new building if that was the route to proceed. Loans from members with interest, bonds, donations such as a brick wall or sidewalk, and also the sale of water rites owned by CHPOA at the 40 Spyglass Alley property. Questions arose over the size of new building and would we be able to add more amenities. A suggestion that perhaps CHPOA could be the contractor which would save many dollars. It was suggested that figures be gotten and then a vote could be taken in the fall.

**Comprehensive Plan/Fishery project-**Percy Angelo. The Charlotte County Planning Board has recommended turning down the proposal for the Fishery. 85’ high (35’ over parking), 150 units, hotel with 48 units, store, restaurant. The application is now on hold and perhaps will reappear this summer when not as many residents are present.

 Percy also mentioned transfer of density units. The county proposed changes to the rule to get density units for no cost. County is trying to do away with wetland rules which will greatly help the Fishery Project. It was mentioned that CHPOA has never given any funds to help fight the county but monetary contributions may be made to Friends of Cape Haze, 11000 Placida Rd. if one wishes.

**Unfinished Business-Paul Wunsch Minimum No Wake Zone** presented his request for funds which were expended by him for the reestablishment of the Minimum Wake Zone to its proper place

 (completed Jan. 2018) at the south end of CH in the intracoastal. (750 feet south of where had been mistakenly placed in 2014). In 2017 the BOD voted to pay $2000. for the actual placement of the piling in the correct spot. A total of $27,000 ($9000. Survey, $18,000 lawyer fees) had been expended by Mr. Wunsch in the past three years as he dealt thru a lawyer with the Florida Water Commission. Much discussion followed as Paul requested that CHPOA pay for half of the total amount with other residents *4/14/18 Special Member Meeting*

paying part. It was brought up that in the three year process there was never any correspondence as to the amount of monies being spent or authorization or reimbursement for funds. Bill Dahms, president of CHPOA at the time the project was started, was never asked for any monetary contribution from CHPOA. Waterfront owners at the southern end of Cape Haze were apprised of the project. Others knew nothing about the project. Questions about the survey were raised. Is the survey copyrighted, has the survey been made part of the settlement? The meeting became extremely argumentative between Mr. Wunsch and CHPOA members. At that point Mr. Wunsch, very agitated, left the premises.

Bill Dahms moved to propose a vote to purchase or not to purchase the survey and all rights from Paul Wunsch for approximately $9000 be brought before the members. Motion seconded by Larry Circa. A hand raised vote of CHPOA members (one vote per property) was taken. Motion carried with 21 affirmative, 11 nays. Abstains were not asked for. According to CHPOA Bylaws because the amount of money is over $5000, a vote must have at least a 30 day lead time and all members must be notified. It was stated by Pres. Teri that procedures will be followed and a vote will be taken at the Nov. Fall Member meeting.

**New Business-**Members of the community had address Teri as to the possibility of making Cape Haze a gated community. Questions arose over various aspects and concerns. It was decided that a committee be formed for the possibility of making CH a gated community with all aspects being looked into, legality, financial, types of etc. and then a report be given back to CHPOA.

 Being no further business the meeting was adjourned at 6:15 and then a Pizza Pick up Supper was sponsored by the CHW.

Respectfully submitted,

Mary Lou Fitzgerald

Mary Lou Fitzgerald, secretary

*4/14/18 Special Member Meeting*