

APRIL MEMBERSHIP MEETING
CHPOA
APRIL 15, 2023

The meeting was called to order by President Rob Matthews at 10:02 AM. The Pledge of Allegiance was recited followed by a moment of silence for Community Members who have passed this past year.

New Residents introduced: Sue Dawson 520 Green Dolphin S.

Introduction of Board Members: Art Hanson, Wes Halle, Paul Patounis, Denis Cavanagh, Bev Martin, Bill Amoroso, Chuck McGalliard. Woman's Club President, Tara McGalliard, was also introduced.

President's Report: Our community has come a long way since Hurricane Ian. Our deed restrictions, which were been put on hiatus since Ian, were reinstated at the beginning of this month. He reviewed our mission statement. Rob reviewed how to access the agenda and minutes on the Cape Haze Website.

Secretary's Report: Bob Coburn moved to accept the Secretary's Report. Lu Cotta seconded. Motion passed. 32 CHPOA households are in attendance.

Treasurer's Report: We are overbudget in CAM because of the storm cleanup and improvements in roundabouts. Membership dues are down by \$3,000. Account balances are: CHPOA \$35,000, CAM \$15,000, Reserve \$15,000, Schwab, \$292,000, Liabilities \$60,000. Motion by Edie Rudolph to accept the Treasurer's Report. Seconded by Sharon Blasdell. Motion passed.

Communications: Mary Lou will be giving out the 2023 Directories at the end of the meeting. If you want an additional Directory or are not a CHPOA member they may be purchased for \$5.00.

CAM: Bill Amoroso reported that in the first quarter of 2023 more storm cleanup was done. Work was done on the entrances, including adding 6 Christmas Palms. There was dead tree removal and weed and grass remediation and work on the night lighting. Future improvements to the entrances are planned by the end of Spring. More nautical pilings are planned by the Community Center. Several of your Board Members did all the work. Thanks to Rob, Raul and Bill.

Dock: The previous business that was going to redo the dock was 2 years out from doing the project. We have found a new company that will fix the dock at half of the cost. The beach path cleaners are doing a great job.

VLM: Wes Halle reported that 23 owners paid for mowing this year which is fewer than last year.

Deed Restrictions: Chuck McGalliard reported that our deed restrictions are back in force. 28 homeowners are in noncompliance with boats, trailers and motorhomes. He is addressing the issues with the owners and being lenient for those still dealing with Hurricane issues. Wood piled up on empty lots by the road will be handled by the County, including fines up to \$250.00 per day until they are removed. He asked neighbors to not contribute to the piles. This will take time to get resolved. The County took pictures of the entire County using drones several days after the Hurricane. The storage unit on Spaniards, the County will be dealing with this issue too beginning Monday. The only time containers are allowed on residential lots is if there is a permit to build on that property and then only tools may be stored in the container

Cape Haze Women: Tara reported their end of year meeting is this coming Monday. There is Shelling on Palm Island on Tuesday. During the summer Friday Night Socials will continue and a 4th of

July event will be held. Next season she is planning for speakers at meetings.

Security Shield: Lu Cotta reported on this new program. It includes being available to assist each other, safety, storm preparedness, etc. It is not through the Sheriff's Department. They are planning a meeting in May.

AED: This is a new addition to our Community Center.

MSBU: We have two community members on the MSBU Board, Art Hanson and Bob Howell. Art reported that our Capstan Cut Bridge reconstruction will begin next month. It will remain the same width. They will always have one lane open. New bridge will last 20 years. Our roads are expected to be repaved in 2025. They will remain the same width. MSBU has taken on the responsibility of removing all of the Australian Pines from Gaspar Rd between our property and Placida Harbor Condos.

Legislative Update: Bill Dahms, President of The Friends of Cape Haze, reported that there is pending legislation, Live Local Act ,SB 102, which would allow the government to trump the density limits for affordable housing. Please send a message to Senators Gruters and Grant to express your opposition to this plan. Also pending are SB540 and SB 359 which would limit citizen's rights to speak out against this type of development. He also mentioned that there is a good program by John Oliver on HBO about Homeowner's Associations.

At 11:11 AM Sheldon Rieley moved to adjourn. Bob Coburn seconded. Motion passed.

Respectfully Submitted
Bev Martin, Secretary