

# ANNUAL MEMBERSHIP MEETING

CHPOA

January 13, 2024

The meeting was called to order by Vice-President Art Hanson at 10:05 A.M. The Pledge of Allegiance was recited.

50 residents were in attendance representing 30 CHPOA households.

2024 Dues paid to date: 94 CHPOA, 115 CAM, and 19 Associate CHPOA members. Totals for last year were 143, 176 and 32 respectively.

There were no new residents in attendance.

Introduction of Board Members: Art Hanson, Wes Halle, Paul Patounis, Denis Cavanagh, Bev Martin, Mark Fletcher. Social Club President, Tara McGalliard was also introduced.

Secretary's Report: Mary Lou Fitzgerald moved to accept the Secretary's Report. Carol Dorshimer seconded. Motion passed

Treasurer's Report: Denis presented the end of year financials. Total assets are \$261,989.14. He went over our profits and losses. Dues was \$2,000 over the budgeted amount. Community Center expenses were over because of the purchase of the AED machine. Real Estate Taxes were over because of the sale of the property. Building repairs for the roof was under budget but new air conditioners were over. Landscape Maintenance was over because of the roundabouts and storm related items. The budget for the property was \$67,937.35. Actual was \$53,822.26. Motion by Mary Lou Fitzgerald that the Treasurer's Report stand for audit, seconded by Carol Dorshimer. Motion passed.

CAM: Denis reported on the work completed this year: the 4 roundabouts were redone, fronts of both the North and South Entrances, mulching, tree and plants replanted, entrance signs repainted, dead trees removed, (some done in house to save money), weeding,

improvements to Dock, Oasis hired to maintain fountain. We now have stickers for our boats to be displayed on the right side.

Cape Haze Social: Tara McGalliard reported the Christmas Party went over well. We have Cape Haze Merchandise and more will be coming in. Dues of \$25.00 are due. You must be a member of CHPOA to join. A shelling event is being planned for March.

Communications: Mary Lou Fitzgerald asked that residents update any email address changes on our website or with her. She is also looking for data base help. Additional help is needed on further developing our website.

Deed Restrictions: Chuck reported that the committee will be meeting again as soon as Rob returns. Anyone can make a complaint. Take a picture and email it, along with the address, to [capehazepoa@gmail.com](mailto:capehazepoa@gmail.com). Only our deed restriction issues can be addressed by the committee. We are in zone 5 of the County and you can only complain about the zone you are in. 120 Spaniards is the address of the lot with the container on it. You can go to [charlottecounty.org](http://charlottecounty.org) and go to codes to file the complaint. In November, 7 properties were identified. Four issues were resolved. Since then, 5 or 6 more boating issues have been identified. The State of Florida says can have motor homes on our property until October of 2024.

Environmental: Rob Robbins is hosting four seminars January – April. They are open for to all. The County has no data that our septic systems are damaging the water. They are still planning on putting sewers in Cape Haze beginning mid 2025. The County is converting waste plants to Advanced Waste Water plants starting on the first one this month. We are pushing the County to wait on replacing septic until the treatment plants are converted to Advanced Systems. The University of Florida is going to do a water quality study in Cape Haze. The County's attitude is that their present system is highly treated water. There is a Water Quality Town Meeting scheduled for January 31<sup>st</sup> in Port Charlotte at the Convention Center. Information is on the Charlotte

County website, charlottecouth.gov then one-charlotte-one-water. Rob and Percy are composing a new letter to the County stating that there are better environmental solutions. Percy stated that there are Tarpans nurseries all over the Cape Haze Peninsula. The Florida Fish and Wildlife are providing The County with information on the financial impact that fishing has on Florida. Send your letters to the County stating that AWT is a better solution.

MSBU: Art stated that MSBU deals with drainage, roads and sewers. The newly renovated Cape Haze Dr. bridge has a life expectancy of 15-20 years. The cleanup on Gaspar Road is postponed because cleanup wasn't in the original contract and MSBU is out of money.

SHIELD: Mark Fletcher reported he is looking into a different program called CERT which stands for Community Emergency Response Team, a National Program through FEMA. It is a community working together during national disasters. Mark is waiting to meet with CERT. On January 19<sup>th</sup>, Mark is planning on having a policeman speak to address home safety issues.

VLM: Mark Fletcher reported the program is going OK. Several lots that don't belong to VLM have not been mowed and are on the list of deed restrictions.

President's Report: In the absence of our President there is no report.

Unfinished Business: Bob Howell reported that the Exterior of the Community Center has been painted. Three exterior doors have been ordered and a Tiki Hut for the front of the building is being proposed.

New Business: Denis presented the budget for 2024. The Board is proposing a Tiki Hut across the front of the building. It can be insured for \$55/year but does not include wind coverage. Thatch should last 7 – 10 years with a thatch replacement cost of \$7,000. There was concern expressed about a deficit budget for 3- 4 years in a row. Cost for Tiki approx. \$60,000 and Interior updates 11,500. A motion by Lu Cotta to

approve the budget without the line item: Building repair, upgrades and maintenance of \$92,300. and revisit that item at our April meeting. Bruce Erickson seconded. Motion defeated by a vote of 12 yes votes and 17 No votes.

Bob Howell moved to approve the budget as presented. Judy Randall seconded. Motion passed. Yes votes 16 and No votes 8.

Elections: Mary Lou Fitzgerald thanked outgoing Board members, Art Hanson and Wes Halle for their work on the Board. Motion by Judith Randall to elect Chuck McGalliard, Juan Guerra and David Sparks to the Board. Seconded by Susan Butler. Motion approved.

Member Input: Bob Howell is proposing to hold a fundraiser so we could award a scholarship to a Graduating Lemon Bay High School Student. He will host a fish fry on February 9<sup>th</sup> at our Community Center. There will be 10 classic cars for viewing. Those in attendance expressed support of this project.

Alex LeBois asked to see if we could get a Florida State Park Ranger to come and speak on the rebuilding of Don Pedro Island State Park on Island. Tara will look into that.

At 12:20 PM Alex LeBois moved to adjourn. Judith Randall seconded. Motion passed.

Respectfully Submitted  
Beverly Martin, Secretary