

NOVEMBER MEMBERSHIP MEETING
CHPOA
NOVEMBER 11, 2023

The meeting was called to order by President Rob Matthews at 10:05 A.M. The Pledge of Allegiance was recited followed by a moment of silence for our world.

38 residents were in attendance with 23 CHPOA households represented.

There were no new residents in attendance.

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

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

Treasurer's Report: Our budget is on track. Year to date our approximately \$300,000 in our Schwab account has generated approximately \$10,000. Motion by Mary Lou Fitzgerald to accept the Treasurer's Report. Seconded by Carol Dorshimer. Motion passed.

CAM: Bill Amoroso reported there are new palms at the front entrance. He is still working on the electrical and water. The north and south entrances will have rocks and plants coming. The Cul-de-sacs have been improved. Let him know if you see overhanging limbs in the streets. The dead trees out front will be removed. Dock: The deck has been replaced with PVC boards. The dock has been increased by 13 feet.

There was a question regarding the tall grass by the border of our property and Placida Harbor Condos. MSBU will address this but

there is no estimate of a time when it will be addressed. We don't know what Placida Harbor will plant there. Ann Raynor will ask Jody Pietre if there is a plan.

Cape Haze Women: Tara McGalliard reported that decorating the Community Center and area for Christmas will be on November 11th at 10 A.M. On December 11th Our Christmas Social will be held at the Cape Haze Tavern beginning at 5:30 P.M. There will be a choice of menu. Cost is \$65.00 pp which includes appetizer, salad, entrée and dessert. R.S.V.P. due by November 30th.

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

VLM: Mark Fletcher reported the lots are looking better. If you see any issues call Mark. Lots not being mowed will be referred to the Deed Restriction Committee.

Deed Restrictions: There are now 5 people on this committee. The procedure is to identify, and document. The next step is a friendly knock on the door to advise of the violation. Further action will be taken if the violation is not corrected.

The cargo container located on one of our lots is only a County violation. The County only addresses complaints if they receive multiple complaints (6-7). Please go to the County's website to complain. The address is 120 Spainards the new property owner is Golden Ebgeny.

There was a complaint about charter fishing boats running businesses off of vacant water front lots they may or may not own. Another complaint was regarding cars parked on lawns. Denis Cavanaugh reported that the County allows for 1 unlicensed car, that appears to be operable.

Environmental: The County has hired someone to design a sewer system for Cape Haze. Rob Matthews and Rob Robbins, a Cape

Haze Homeowner, met with Bill Truex and Hector Flores from the County. They said they would send data to why sewers are needed in Cape Haze. The study they sent was not for our area. Finally, they said the data for our area did no exist. Brandon Moody is to do a study. We had our own study done and that study couldn't find any water issues in our area. The Rotonda Water Treatment Plant is way over capacity. The County has big cost overrides in trying to bring the water treatment plants up to standard. Sarasota County has stopped septic to sewer projects until their treatment plants are brought up to date. Our statement to Charlotte County is Leave us alone. Our septic systems are fine and doing a better job than your treatment plants. We may need all of our residents to write to the County Board.

MSBU: Art Hanson reported that final inspection for the bridge will be done this year. The street repaving has been postponed until 2025-2026. The company that removed the trees from Gaspar is coming back to remove the stumps, cut the grass and replant vegetation. MSBU is looking at redoing the water lines. There are 3 openings on the MSBU Board. They only have 4 meetings a year.

Security Shield: Mark Fletcher reported. They looked at a neighborhood watch program which had mixed support. There are health and safety issues and disaster issues. He is proposing to have a speaker on how to make our homes safer and what's going on in our community. Mark wants to give a talk on the AED we have in our Community Center and CPR. We are looking at Community Cameras. David and Nancy Eckoch will look into ARLO cameras like they have.

President's Report: Our Community Center Building withstood the hurricane very well. Upgrades to the Community Center have been progressing. We have new air conditioners and all duct were cleaned. Lat year's budget approved \$60,000. as we though we need to replace the roof. The roofers who put on the most recent

roof came out and fixed one soft spot. They coated the entire roof and our roof is good. They will come out and do a free inspection yearly. We are replacing 3 exterior doors and painting the exterior. We have a painter lined up for a cost of \$4,500. We are looking at a possible Tiki hut front to the building. If we go from in front of the present windows the cost would be \$30,000. To do the entire front would be more. We are looking at the possibility of replacing the front section with sliders, approximately a 14' opening. They would be by-fold hurricane doors at a cost of approximately \$25,000. Another thing we are considering is stucco for the building at a cost of approximately \$25,000.

New Business: None

At 11:55 AM Lou Cotta moved to adjourn. Sharon Blasdell seconded. Motion passed.

Respectfully Submitted
Bev Martin, Secretary