

CHPOA MEMBERSHIP MEETING  
April 13, 2024

The meeting was called to order at 10:10 AM. The Pledge of Allegiance was recited.

Bill Dahms introduced Commissioner Joe Tiseo who in turn introduced Brian Moody, Charlotte County Water Quality Manager. We are grateful to them for their presentations and extensive question/answer session. Much of this information will be placed on the CHPOA website for our members.

There was a short recess at 12:05PM and the regular business meeting commenced at 12:15PM.

18 CHPOA households were in attendance for the regular business meeting following our guest speaker.

2024 Dues paid to date: 139 CHPOA, 161 CAM & 31 Associate members.  
Totals for the year 2023: 147 CHPOA, 183 CAM & 42 Associate members.

There were no new residents in attendance.

Introduction of Board Members: Rob Matthews, Paul Patounis, Mark Fletcher, Chuck McGalliard, David Sparks, Bill Amorosa. Social Club President, Tara McGalliard was also introduced.

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

Treasurer's Report: In Denis Cavanaugh's absence Rob Matthews noted the budget is on track for the year to date. Vacant Lot Mowing is starting to come in and is on track.

CAM: Bill Amorosa reported the north and south entrances and the fountain area work is completed. The Don Pedro dock is also completed.

Cape Haze Social: Tara McGalliard asked residents who are leaving for the season to donate any items that can be used for our homeless outreach.

Communications: Mary Lou Fitzgerald reminded members that all emails sent by her to the membership go out blind copy. Please remember to notify Mary Lou of any changes to your email and other contact information. The 2024 Community Directory is available to members following this meeting. If you can help distribute copies to neighbors that is a huge help. Kudos to last night's community dinner which was well received by all in attendance.

Rob Matthews also advised members to check the CHPOA website weekly, or at least once a month to keep up with benefits available to our members as well as articles of interest to CHPOA. The Marine Fuel Service is one of our benefits and Rob is working with a boat detailer for a similar benefit. These benefits are reasons others in the community might be encouraged to join CHPOA.

Deed Restrictions: Currently there are 32 violations and notices were sent out February/March. Violations seem to be evenly spread out among members and non-members. Rob Mathews is meeting with an attorney to be certain of the process regarding violations.

Environmental (Sewer): There was extensive discussion prior to the general meeting when County Commissioner Tiseo and Brian Moody, Charlotte County Water Quality Manager provided the membership with ongoing information. Rob is uploading much of this presentation to our website. Commissioner Tiseo noted receiving extensive data from Percy Angelo and Rob Robbins which they will review.

MSBU: Bob Howell and Art Hanson are members and report that the repaving of roads is currently scheduled for 2025 but subject to change in relation to any upcoming sewer/water project. The tree stumps have been removed by the county on Gaspar and the county will follow up with cleaning up the grassy area.

SHIELD (Security): Mark Fletcher reported we are waiting for final figures for cameras at the North, South and Fountain entrances. Estimate is \$18,000 for installation and \$3,000 for annual maintenance.

VLM: 68 owners have paid to date in 2024. Mary Lou Fitzgerald reported there are ongoing issues related to non-response from owners. Waiting for payment from those owners who indicated they want to be included in the program and following up with the other owners.

Unfinished Business: Community Center Patio Cover

Following the January meeting the Board and a committee of non-board members met to discuss options available other than a Tiki Hut roof. Architectural drawings are available to the members on our website for review of a roof over with cement columns, screening and multiple screen doors to the outside. The Board has not received the cost figures yet and no decision has been made at this point and no money will be spent without a membership meeting for this purpose.

Member Input: There is an ongoing problem with neighborhood children in pick-up trucks and golf carts creating havoc in the area of the kayak launch. Police have been called and a couple of board members volunteered to address the issue with parents of these children.

At 1:15 PM Lu Cotta moved to adjourn. Jacqui Reed seconded. Motion passed.

Respectfully Submitted  
Carol Dorshimer, for the Board

**MEMBERSHIP MEETING AGENDA**  
**April 13, 2024 @10:00 a.m.**  
**Cape Haze Community Center**

Call to Order  
Pledge of Allegiance; Moment of Silence  
Introduction of New Residents  
Introduction of Board Members

**Reports of Board & Committees:**

Secretary's Report  
Treasurer's Report  
CHPOA Property (Community Center & Dock)  
Common Area Maintenance (CAM)  
Cape Haze Social Club  
Communications  
Insurance  
Deed Restrictions  
Environmental  
MSBU  
SHIELD (Security)  
Vacant Lot Mowing  
President's Report

**UNFINISHED BUSINESS:**

**NEW BUSINESS:**

Community Center Patio Cover

**MEMBER INPUT; Q&A:**

**CALL FOR ADJOURNMENT**