

# **Cape Carancahua Property Owners' Association**

## **Annual Meeting March 13, 2016**

Vice President Craig Brooks called the meeting to order at 2:03 p.m. Board members present: Marie Weakley, Charles Taylor, and Dick Wilkinson. Board President Gonda Moncada was absent due to illness.

After the Pledge of Allegiance, Mr. Brooks welcomed the 48 members in attendance and invited them to take copies of the minutes and reports for 2014. He also thanked the 40+ property owners who had attended the pot luck dinner the night before.

**Guest Speaker** – Jerry Adelman asked for support in his bid for reelection to represent Precinct 4 on the Jackson County Hospital Board.

**New Member of the Board** – On behalf of the members of the Board of Directors, Brooks expressed appreciation to Gonda Moncada for her service on the Board and the outstanding job she has done. He then welcomed new member Tom Chandler who read and signed the Oath of Office.

**Approval of Minutes** – Jenny Bell moved that the minutes from the February 14, 2016 Quarterly Property Owners' Meeting be approved as printed. Myrtle Halling seconded the motion, which passed without dissent.

**Financial Reports** - Mr. Taylor announced that copies of the 2016 Capital Summary and Profit & Loss Budget Performance were printed and available for all. (copies attached) He announced that the Board of Directors would contract for an audit during 2016.

### **Maintenance Report - Annual Maintenance Report – 2015**

1. Regular mowing and maintenance continued
2. Added park rules sign at Wetlands Park
3. Added more shell to complete the parking area at the Wetlands Park
4. Painted the ladies' restroom at Pool 1
5. Pumped out the holding tank at Park 1
6. Completed the equipment wash down pad at the Maintenance Yard
7. 2003 Ford truck serviced, starter, fly wheel and clutch were replaced
8. Sylva Construction is working on a bid for road work to be completed by December 31.
9. Fire department access gates were painted and installed at Pool 1 and Pool 2
10. The fence at Park 1 has been repainted
11. The Scag mowers have been repaired and serviced in Victoria
12. Palms trimmed at front of office
13. Office interior paint completed
14. Guard rails for grand canyon crossing complete
15. Worked on gravel roads, ripped up roads and bladed to fill in potholes
16. Finished electrical hookup at brush pit
17. Replaced broken pier light
18. Started spraying for mosquitoes when weather conditions allow
19. Filled potholes with asphalt on Bayshore

20. Opened pool 2 – everything seems to be up and running
21. Both Scag mowers down. Sent one in to Duffy's for repair and bought a new mower to replace the oldest one, which is 12 years old
22. Continuing work on filling pot holes
23. Continued mosquito spraying
24. Installed new cleats at boat ramp
25. Repaired broken flag pole
26. Repaired broken pier at Park 1
27. Replaced missing pier boards at the boat launch
28. Replaced missing bulkhead boards
29. Picked up broken sections of property owners' piers from Park 1
30. Replaced door at Pool 2 men's room
31. Repaired pier lights at boat ramp
32. Replaced exhaust fans at both pools
33. Added shell to point parking area
34. Sprayed herbicide to edges of gravel roads
35. Installed new community center sign
36. Made repairs at construction gate
37. Installed new doors at pool 2 restrooms
38. Installed concrete end caps on replacement culvert on Bayshore
39. DAM completed grading of gravel roads
40. Bids being obtained on drainage at end of Carancahua. GLO has determined boundary.
41. New Scag hydraulic pump replaced at no cost
42. Mule repaired for broken wheel hub
43. Office building repainted outside
44. One air condition unit replaced at the office
45. New software for front gate and pools has been installed
46. Replaced engine in the older Scag mower
47. Performed general maintenance on all equipment
48. Repaired deck on shredder
49. Cleaned burn pit and surrounding areas
50. Routine pothole repair
51. Built and placed benches at the pier at Park 1
52. A break-in at the maintenance shop resulted in the theft of several tools
53. Private household trash is being placed in Cape trash cans at all parks and boat ramp

### **ACC Report – Marie Weakley**

One hundred three permit applications, including five new homes, were approved in 2015, with \$8,565.00 collected in permit fees

### **Legal Report – Craig Brooks**

1. \$16,932.00 was collected as a result of demand letters sent out by Cape's attorney to property owners in arrears.
2. Liens were filed against several property owners whose accounts are seriously in arrears.
3. The Cape's attorney and two Board members represented the CCPOA at a court hearing resulting in the receipt of almost \$1400 from foreclosure proceedings by Jackson County.
4. The Cape's attorney approved a revision of the Cape's policy that addresses vehicles, both licensed and unlicensed, on Cape property.
5. The Cape will offer the Cape-owned lots at a sealed bid sale on May 21, 2016. Watch the newsletter for details.

### **Vandalism Report – Craig Brooks**

Since October 2015, over \$9,000 had been spent repairing vandalized property and replacing stolen items.

1. Restrooms at pavilion
2. Construction gate
3. Pool restrooms
4. Maintenance building

Additional cameras and surveillance equipment will be installed in the near future. Mr. Brooks stressed the idea: "If you see something, say something".

### **Property Owners' Comments**

A property owner suggested that a background check be required for all workmen entering the Cape. Mr. Brooks explained that no contractors card are being renewed for 2016. All workmen will have to call the office to give their name, the company they represent, and the address to which they are going.

Another property owner suggested that everyone entering the gate who is not a property owner should be required to get a physical pass from the office to display.

The question was asked about insurance coverage for the vandalism repairs and stolen equipment. Mr. Brooks replied that the subject was under discussion with the Cape's insurance agent.

The question of limiting the number of people to enter a swimming pool on one card was discussed. Without hiring a full-time monitor, there is no way the rule of no more than six people on one card can be enforced. Another property asked how water department employees could be barred from bathing in the pool after a hard day's labor and the resultant sweat and dirt being washed into the pool. Mr. Brooks assured the property owner that this action would not be tolerated.

A property owner expressed concern about dogs running loose and attacking or frightening walkers and people driving golf carts. This is an on-going problem in Cape Carancahua. All property owners are responsible for controlling their pets. The Board can bring the matter to the attention of a property owner if provided documentation of the occurrence.

A property owner asked if annual maintenance/membership fees were going to be raised. Mr. Brooks explained that before any such action, meetings with property owners would be held and the matter would be put to a vote for all property owners to decide. He said that the Board was currently looking at proposed projects that included repairs to the Cape's infrastructure and budgets. All property owners will be notified in advance of town hall meetings called to discuss these issues and written notice of a meeting called for this purpose would be sent with absentee ballots to all property owners.

Mr. Wilkinson assured a property owner who questioned mosquito spraying timetables that spraying will continue as needed.

A property owner complimented the maintenance department and Board of Directors for the overall management and maintenance of Cape Carancahua.

A property owner complimented the installation of new street signs.

Mr. Brooks donned his Fire Chief hat to explain that the new signs would be a great benefit to emergency service providers in finding addresses. He also talked about the Carancahua Community Volunteer Fire Department's fundraising efforts in conjunction with the Cape-wide garage sale on April 23. The Fire Department will accept donations of merchandise to sell at the pavilion and will prepare and sell lunches and raffle tickets that day.

### **Celebrations and Concerns**

Mr. Brooks reported the loss of several Cape friends and residents during 2015. During the first quarter of the year, we lost Daniel Kuhn, Raymond Rivera, Susan Beaver, Manuel Chaves, and Frances Wiseman.

Molly Machacek died on May 23

Mary Wuthrich died on June 2

Frances Garza died on May 14

Joe Stavnicky died on October 2

George Seaman died on October 14

Mike Gomez (former employee) died on October 25

Laddie Svatek died on November 10

The next property owners meeting was scheduled for 2:00 p.m. on Sunday, May 15 with a pot luck dinner the night before. The meeting was adjourned at 4:10 p.m.

Respectfully submitted,  
Judy Hollingsworth, Scribe

/s/ Charles Taylor  
Approved  
May 15, 3026