

CAPE CARANCAHUA PROPERTY OWNERS' ASSOCIATION, INC.

Board of Directors Meeting

March 8, 2015

President Craig Brooks called the meeting to order at 1:02 p.m. Board members present: Ted Grimes, Charles Taylor, and Joe Wyatt.

Mr. Wyatt moved that the minutes from the February 8, 2015, Board of Directors' meeting be approved as printed. Mr. Taylor seconded the motion, which passed unanimously.

Financial Report: Mr. Taylor presented the financial reports, including information from the Capital Summary and Profit & Loss reports, which are attached.

Maintenance Report – Ted Grimes

1. Completed guard rails at the Northwest main drainage ditch on Bayshore aka. Grand Canyon.
2. Completed repair to storm drain inlet next to 792 W. Bayshore.
3. Completed guard rails on drainage ditch on W. Bayshore next to 792. W. Bayshore.
4. Mowing of all common grounds has started this month.
5. Pool 1 furniture was moved to maintenance for refinishing prior to pool opening in March.
6. Main drainage ditch near 2100 W. Bayshore was shovel cleaned to help with standing water, standing water is due to depth of pipe outfall. This will have to be refloated in concrete to raise height so water will drain to bay.
7. New road sign post have been painted and await signs. Install prior to spring break.
8. approx. 8 tons of road base applied to pot hole areas on Bayview, Calumet and Buckskin.

Architectural Control Committee Report – Craig Brooks

Seven permit applications, including 2 new homes) were approved by the ACC in February with \$1475 collected in permit fees.

Compliance Report

Mr. Wyatt reported that several letters had been sent to property owners asking them to remedy violations.

Legal Report- Craig Brooks

Thus far, \$15,297 have been collected as a result of the demand letters sent out by the Cape's attorney

Correspondence

A report was received about a loose dog chasing a woman across her yard and to the door of her house. Mr. Brooks explained that the Cape cannot pursue the matter unless the dog's owner can be identified. He agreed that aggressive action was needed and asked for recommendations.

Old Business

Mr. Brooks reported that Election Committee members have accompanied office personnel to pick up the mail since the ballots were sent out. They will give their final report at the Annual Meeting.

New Business

Mr. Taylor reported an illegal sign at the northeast corner of Tomahawk and Arrowhead. The owner will be notified and the sign will be removed.

Property Owners Registered to Speak – none

Joe Wyatt made a motion to table an Executive Session to discuss employee salaries. Mr. Grimes seconded the motion, which passed unanimously.

The next Board meeting was scheduled at 6:00 p.m. on April 8, 2015, at the Community Center. The meeting was adjourned at 1:25 p.m.

Respectfully submitted,
Judy Hollingsworth, Scribe

/s/ Gonda Moncada
Approved

April 8, 2015