

**CAPE CARANCAHUA PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
MAY 17, 2015**

Minutes

Meeting called to order at 1:00 PM. Board members Gonda Moncada, Marie Weakley, Joe Wyatt, Craig Brooks and Charles Taylor were present; five property owners present.

Motion made by Joe Wyatt, seconded by Marie Weakley to approve minutes from April 8, 2015 with correction to designated funds for contribution of fiscal year 2015. Motion carried.

Financial Report – Charles Taylor

- Financials were accepted as presented

Maintenance Report – Joe Wyatt

- Worked on gravel roads, ripped up roads and bladed to fill in potholes
- Finished electrical hookup at brush pit
- Replaced broken pier light
- Started spraying for mosquitoes when weather conditions allow
- Filled potholes with asphalt on Bayshore
- Trying to keep up with mowing – having a hard time due to weather
- Opened pool 2 – everything seems to be up and running
- Both Skag 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

ACC Report – Marie Weakley

- Four permits were approved by the ACC in April with \$275 collected in permit fees

Compliance – Craig Brooks (Eight non-compliance letters to be sent)

- Chipman Construction
- Rich Hoffman
- Sharon Kinsfather
- Yvonne Hink
- Kenneth Diers
- Lester Awalt
- Darryl Martin
- Tom Lovejoy

Legal – Gonda Moncada

- \$16,932.00 has been collected as a result of demand letters sent out by Cape's attorney

Correspondence – None

Old Business

- Aaron Starnes resigned May 25, 2015 to accept position with trucking company with better pay and benefits. The Board wishes him well in his new endeavor.

New Business

- Motion made by Charlie Taylor, seconded by Joe Wyatt for the purchase of Hustler zero turn mower for \$8551.75. Motion carried
- Motion made by Charlie Taylor, seconded by Craig Brooks to table renewal of automobile insurance and equipment. Motion carried
- Discussion was held about increase and re-evaluation of several parcels of Cape property. Check with attorney and CPA what our options are in regards to increase and re-evaluation
- Motion made by Marie Weakley, seconded by Joe Wyatt to increase credit limit on Visa credit card to \$15,000. Motion carried. Office Manager to handle
- The Kainer family wishes to donate a tree in memory of Frances Wiseman. Discussion – check with Kainer family on what type of tree and size

Property Owners Registered to Speak – None

Next Board meeting – 6:00 PM June 10, 2015

Meeting adjourned 1:52 PM

Respectfully submitted
Charles Taylor
May 18, 2015

Approved
/s/ Gonda Moncada
June 10, 2015