

**CAPE CARANCAHUA PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
July 8, 2015**

Minutes

Secretary/Treasurer Charles Taylor called the meeting to order at 6:00 PM. Board members Craig Brooks, Marie Weakley, and Joe Wyatt were present along with seven property owners.

Marie Weakley moved to accept the minutes from the June 10, 2015, as printed. Joe Wyatt seconded the motion, which was approved unanimously.

Financial Report

Board members briefly discussed the maintenance employees listed on the Profit & Loss Report and had no questions about the Profit & Loss Budget Performance, Capital Summary, Petty Cash Report, and June check register.

Maintenance Report – Joe Wyatt

1. Continuing work on filling pot holes
2. Continuing mosquito spraying
3. Installed new cleats at boat ramp
4. Routine mowing and weed eating
5. Repaired broken flag pole
6. Repaired broken pier at Park 1
7. Replaced missing pier boards at the boat launch
8. Replaced missing bulkhead boards
9. Picked up broken sections of property owners' piers from Park 1
10. Replaced door at Pool 2 men's room with a temporary door

ACC Report – Marie Weakley

Seven permits were issued by the ACC in June, with \$250 collected in permit fees.

Compliance Report – Craig Brooks

1. Payment received from Chipman Construction for removal of dirt in right-of-way
2. Payment received from Rich Hoffman for repair of construction gate
3. Permit application received from Lester Awalt for carport already constructed
4. Letter sent to Mario Scorza concerning debris pile by his contractor. Discussion followed about trailer being brought to the site but it was already filled with debris and the trash pile still in place.

Legal – Charles Taylor

Nothing new from the Cape's attorney in June

Correspondence

1. After discussion, the Board approved a property owners' request for a variance to place a chain across his driveway to avert neighboring traffic trespass through his property.

2. A property owners' suggestion to post a list of volunteer help needed was discussed. Mr. Tom Chandler's offer to mow the boat ramp area and pavilion grounds was gratefully accepted.
3. A property owner's request for filling pot holes on Swallow entailed a lengthy discussion about upcoming road projects. Swallow pot holes are in future plans.
4. A property owners' complaint about high mowing fees was discussion; a response will recommend the annual prepaid option that will result in a 30% savings for the property owner.
5. A letter from the Attorney General waiving permits for pier and bulkhead repair following Tropical Storm Bill was discussed. The Cape will also forego permits for these repairs.

Mrs. Weakley suggested that the Board respond to every property owners' concern or complaint that is presented either by email or turned in to the office in writing. She also requested the board members to return the job descriptions with suggestions.

Old Business

The legal process to foreclose on multiple lot owners was discussed with attention to attorney's fees and tax liabilities. Action will be taken after further research.

These are the properties under discussion:

- a. Barrier, Daneil & Susan, Lot 300 (98 Swallow; trailer house)
- b. Bonilla, Luis A. Lots 1432, 1433
- c. Jackson, Hensel, Lots 1164, 1165
- d. Jones, Deborah, Lots 1113, 1114
- e. Price, Roy M., Lots 1146, 1147, 1148
- f. Thompson, Brian, Lots 1141, 1142, 1143

New Business

1. The Board will meet with at least two contractors to obtain bids for gravel road work.
2. The Board will meet with Mr. Sylva to outline plans to fulfill his contract with CCPOA to re-surface Stovall.
3. The culvert at the boat ramp was replaced and will be capped with concrete in the next few weeks.

Property Owners Registered to Speak

Dolores Brooks expressed her interest in forming a committee to plan and organize the pot luck dinners each Saturday evening before CCPOA quarterly meetings. The offer was gratefully accepted. The next pot luck dinner will be held at 5:30 p.m. at the Community Center on August 8, 2015.

The next Board meeting was scheduled for 1:00 p.m. August 9 followed by the Quarterly property owners' meeting at 2:00.

The meeting was adjourned 6:54 p.m.

Respectfully submitted
Judy Hollingsworth, Scribe

/s/ Gonda Moncada
Approved
August 9, 2015