

**CAPE CARANCAHUA PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
September 9, 2015**

Minutes

President Gonda Moncada called the meeting to order at 6:00 PM. Board members Charles Taylor, Craig Brooks, Marie Weakley, and Joe Wyatt were present along with three property owners.

Mr. Wyatt moved to accept the minutes from the August 9, 2015, as printed. Mr. Taylor seconded the motion, which was approved unanimously.

Financial Report

Mr. Taylor asked for questions about the Profit & Loss Report, Profit & Loss Budget Performance, Petty Cash Report, and August check register. There were none.

Maintenance Report – Joe Wyatt

1. Fixed pier lights at boat ramp
2. Replaced exhaust fans at both pools
3. Added shell to The Point parking lot
4. Started spraying edges of gravel roads
5. Installed new community center sign
6. Repaired construction gate
7. Installed new doors at both restrooms at Pool 2
8. Installed concrete end caps on newly-replaced culvert on Bayshore
9. Cleaned and mopped community center
10. Sprayed for mosquitoes
11. Burned brush pit before fire ban was put in place
12. Continued routine mowing of all common areas

Discussion ensued about the need to replace the NStar system that operates and manages all gate access. The system is outdated and replacement parts are unavailable. The new system will cost around

ACC Report – Marie Weakley

Eleven permit applications were approved by the ACC in August, with \$450 collected in permit fees

Compliance Report – Craig Brooks

1. Complaints continue to be submitted about loose dogs. The Board must have information about the owners of these animals in order to contact them. Complaints and reports must be in writing.
2. A report was received about persons on the roof of the office at 10:40 p.m. on September 5. Camera quality does not provide identification. Discussion ensued about purchasing better cameras.

3. A report was received about several young males burning items in the parking lot at Park 1 late at night. They were confronted with the fact of a Jackson County burn ban and put the fire out. The next day, the remains of a fire were obvious on the tennis court.

Legal – Gonda Moncada

Research is on-going for properties to be foreclosed by the Cape's attorney. Members of the Board have an appointment with the attorney to discuss issues with tenants of property owners.

Correspondence

Several pieces of correspondence were received complimenting the newsletter.

Old Business

1. Trap repair has alleviated the problem of the leak at pool 1, although a professional assessment of the underlying problem is needed and will be pursued.
2. Sylva Constructions has made some small repairs to Stovall and will begin the major resurfacing project when time and weather permit.
3. Repainting the CCPOA office exterior will begin soon along with replacing the single-pane windows.
4. Representatives from the General Land Office viewed the water damage to the drainage structure at the end of Carancahua Boulevard. A report is forthcoming.
5. Gravel road work will begin as soon as the grass and weeds respond to the herbicide. Three hundred tons of gravel have been stockpiled at the community center parking lot. D.A.M. Construction will begin road work as soon as the herbicide does its job on the weeds and grass currently in and beside the gravel roads.
6. Work will begin soon to install wall dividers for the restrooms at the Community Center.
7. Mrs. Weakley asked for comments and additions for the revision of the Office Manual. Mr. Wyatt said he agreed with the first draft and Mrs. Moncada said she would prepare her suggestions within a week.
8. Discussion ensued about wooden slats to turn the chain link fence at the brush pit into a privacy fence. Mr. Brooks said he had researched the cost, which would be about \$2.50 per linear foot. Discussion was tabled for a workshop meeting.

New Business

Jackson County Sheriff Andy Louderback will meet with CCPOA Board members and property owners at 2:00 p.m., Friday, September 11, to discuss the establishment of a Neighborhood Watch Program.

Flu shots will be administered by the Jackson County Emergency Service District at the Carancahua Community Fire Station between 4:00 p.m. and 6:00 p.m. on September 30.

Property Owners Registered to Speak - none

The meeting was adjourned 7:05 p.m.

Respectfully submitted
Judy Hollingsworth, Scribe

/s/ Gonda Moncada
Approved
October 14, 1915