

**CAPE CARANCAHUA PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
February 14, 2016**

Minutes

President Gonda Moncada called the meeting to order at 1:00 p.m. Board members Charles Taylor, Craig Brooks, Marie Weakley, and Dick Wilkinson were present, along with several property owners.

Mr. Taylor moved to accept the minutes from the January 13, 2016, Board Meeting as printed. Mrs. Weakley seconded the motion, which was approved unanimously.

Financial Report

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

Maintenance Report – Dick Wilkinson

1. General maintenance on all equipment
2. Purchased 2 new tires for Kawasaki Mule
3. Cleaned brush pit and surrounding area; placed shale on ramp to burn pit
4. Sold John Deere tractor
5. Acquiring estimates and bids for road material
6. Acquiring estimates and bids for drainage improvements
7. Purchased herbicide and sides of roads and culverts
8. Purchased tools and equipment for maintenance to replace that stolen; also purchased personal protective gear for maintenance workers
9. Performed routine pothole repairs on paved and gravel roads
10. Performed routine maintenance of common grounds and private property as needed
11. Acquiring estimates to replace worn picnic tables and barbeque pits
12. Happy to report that household trash in public trash cans is no longer an issue

ACC Report – Marie Weakley

Five building permits were approved in January, 2016, with \$175.00 in permit fees collected.

Compliance Report – Craig Brooks

Continuing vandalism is a problem. Property owners are strongly urged to call law enforcement when they witness or discover acts of vandalism. Mr. Brooks also reported that additional surveillance cameras will be installed in numerous locations.

Legal – Gonda Moncada

The Cape's attorney continues to file additional liens on properties preparatory to foreclosure filings.

Correspondence

1. A property owner requested the Cape install railings on the public piers.
A brief discussion amongst the Board members concluded that this project is much too expensive for current income levels.
2. A property owner complained that the bulkhead is caving in and the house is in bad repair on lot 352.
Mr. Brooks said that several letters to owners whose property needs attention are being prepared.
3. A property owner reported that gas had been stolen from his boat sometime in the last month.
Mr. Brooks reiterated that any vandalism or theft should be reported to law enforcement.
4. A property owner complained that smoke from the brush pit aggravates her allergies.
Mr. Wilkinson said that maintenance workers limit burn days to low wind when possible.

Old Business

1. Mr. Wilkinson announced that the John Deere tractor had been sold for \$20,000.
2. Mr. Taylor announced that annual statement have been mailed and payment are being received daily.

New Business

1. Mr. Brooks moved that the Unlicensed Vehicle Policy adopted on January 1, 2012, be rescinded since a new policy governing vehicles in the Cape has been adopted. Mrs. Weakley seconded the motion, which passed unanimously.
2. Mr. Taylor moved that the Board ratify a decision to spend approximately \$7,500 to replace all street signs in Cape Carancahua. Mrs. Weakley seconded the motion, which passed unanimously.

Property Owners Registered to Speak - none

Schedule - The March Board of Directors meeting will be March 13, 2016, at 1:00 p.m. and the Annual Property Owners' Meeting will be March 13, 2016, at 2:00 p.m. at the Community Center. A potluck dinner will be held at 5:30 p.m. on Saturday, March 12, 2016, at the Community Center.

Executive Session - The meeting was adjourned temporarily at 1:45 p.m. for an Executive Session. The meeting was re-convened at 1:52 p.m. Mrs. Moncada announced that no action had been taken during the Executive Session.

The meeting was adjourned 1:55 p.m.

Respectfully submitted
Judy Hollingsworth, Scribe

/s/ Craig Brooks
Approved
March 13, 2016