

**Quarterly Meeting Minutes of the Property Owners  
January, February, March, 2017  
Cape Carancahua Property Owners' Association, Inc.  
May 21, 2017**

President Craig Brooks called the meeting to order at 2:00 p.m. Board members present: Tom Chandler, Charles Taylor, and Marie Weakley. Mr. Brooks welcomed the 19 property owners present and led the Pledge of Allegiance.

Lance Behan moved that the minutes of the March 12, 2017, Annual Meeting be approved as written; Carol Schwartz seconded the motion, which passed with no dissenting votes.

**Treasurer's Report – Charlie Taylor**

Mr. Taylor invited everyone to pick up copy of P & L Budget Performance report and Capital Summary. There were no questions or concerns about the financial reports.

**Maintenance Report**

In Mr. Wilkinson's absence, President Brooks asked everyone to take a copy of the printed maintenance report, copied below:

1. Routine maintenance to equipment (check oil in truck, Kubota tractor, and mowers. Check anti-freeze in truck. Fill mowers with gas when mowing. Grease fittings on tractor. Sharpen blades as needed. Clean mowers when finished cutting grass.
2. Routine mowing: office, pool 1, tennis courts, library, front gate entrance (outside and inside of gate), Park 1, Wetlands, Boat Ramps, Pavilion, Community Center, Flag Park, Burn Pit Yard, Road sides and ditches.
3. Placed road patch/process gravel on roads
4. Helped S.E.C. (company replacing electric poles) when needed
5. Repair water lines due to freeze
6. Chico repaired electrical power at office and lighting at Flag Park
7. Bay Area Service replaced ac/heater in office
8. Replaced 4x4' posts and new letters on construction sign
9. Placed new LED lighting for flags
10. Repaired water line at entrance and exit gate
11. Oracle, LLC, installed new wiring for cameras at entrance gate
12. Bought herbicide for spraying
13. Cut palm fronds off main entrance, office, Flag Park, Pool 1 and Pool 2 palm trees
14. Replaced outside lights at library, shop overhead door, Pool 2 entrance and pavilion ladies' room
15. Replaced license plate lights in flower bed at entrance and exit gates
16. Removed walkway solar lights at both piers
17. Burned brush at burn pit
18. Repaired basketball hoop and replaced net, again
19. S.E.C. has ceased replacing light poles for AEP
20. Three rattlesnakes killed this spring

**ACC Report – Marie Weakley**

Twenty-one permits were issued during the first quarter of 2017 with \$400 collected in permit fees.

**Legal Report – Craig Brooks**

The Cape's Attorney continues to explore collection options, file liens, foreclosures and procedures to eliminate the junk yard in the Business Park. General discussion ensued with numerous property owners asking questions about the options available to get rid of the nuisance. Mr. Brooks explained that the CCPOA Business Park did have strict Deed Restrictions separate from the residential Sections 1 through 5. He explained that the Cape attorney had sent a certified letter to the violator outlining the deed restrictions being violated and demanding redress. Some of the violations are no privacy fence, motor homes not allowed, no culvert for vehicular access, unsightly nuisance, ground pollution, illegal burning, etc. He also explained that possible State violations were being explored with the goal of having State inspectors being involved. Mrs. Weakley made an impassioned plea for property owners to file written complaints with the CCPOA office and especially with State and County officials.

## **Old Business**

A property owner asked about the proposal to issue vehicle identification stickers for Cape residents and property owners. Mrs. Weakley said she would be in touch with the donor of the stickers and, although the Cape had no way of enforcing their use, the stickers would be offered soon.

**New Business** – there was no new business

## **Capers Report, First Quarter 2017 - Dolores Brooks**

1. Easter Egg Hunt - April 15th, 10AM Pavilion Five Capers met at the Library on Friday, April 14th and stuffed and divided 1500 eggs into 4 groups. The next day we met at 9AM and 'hid' the eggs at the pavilion. We also distributed wooden toys donated by Robert and Mendy Grissom. Approximately 70 children enjoyed the festivities.
2. Community Wide Garage Sale April 22 The construction gate was open from 9AM - 12 noon. There were 27 authorized garage sales. We had ads in the local papers and on Facebook.
3. Dumpster Day, April 29th. Jackson County once again provided dumpsters at the front gate for our citizens to use. The employees stay until the receptacles are full. We are very grateful that our commissioner, Dennis Karl, does this for us.
4. We continue to collect and recycle aluminum cans. The white cans are positioned throughout the Cape.
5. We sponsor the Library and collect and display books. Please go to office, get the key, and grab some books. There is no need to return them. You can bring donations of books to office or leave in library.
6. We provide some financial support for front gate landscaping. Thank you, Ted Grimes for the continuing work that you do there. It is beautiful and we appreciate it!
8. We send cards to neighbors -- get well, sympathy, thinking of you, etc.
9. Upcoming events:  
Independence Day Parade and Picnic, July 1st 10AM at the pavilion
10. We always need volunteers. We currently meet the second Tuesday of the month at the library at 10AM. Please come. If you can't make the meetings, we still would appreciate your help during our events, which are your events.

## **Celebrations and Concerns**

During the first quarter of 2017, Cape residents and property owners who died included Beulah Buchanek on February 17, Hannah Abercrombie on March 21, and Ronald Kinard on March 27.

Mr. Brooks reported that the Carancahua Community Volunteer Fire Department had a new members who is an Emergency Medical Technician and a Cape resident.

## **Property Owner Comments**

A property owner asked if there was any way to keep non-residents from using Cape swimming pools. Mr. Brooks said that as long as the users were guests of property owners, they were doing nothing illegal. The only way the Board can take action against illegal use is for a written report to be submitted to the office with the time and location of the violations.

Mr. Brooked thanks the 22 property owners who had attended the pot luck dinner on May 20 and announced that the next property owners' meeting will be 2:00 p.m. on Sunday, August 13, 2017, at the Community Center (or Library, depending on the weather). He invited everyone to the next pot luck dinner scheduled for Saturday, August 12, 2017, at 5:30 p.m. The meeting was adjourned at 3:02 p.m.

Respectfully,  
Judy Hollingsworth, Scribe

/s/ Craig Brooks  
Approved  
August 20, 2017