

**Quarterly Meeting Minutes of the Property Owners
October, November, December 2021
Cape Carancahua Property Owners' Association
February 2022**

President Pam Stewart called the meeting to order at 2:00 p.m. Board members present Paul Warren and Charles Taylor. Five property owners signed the sign-in sheet. Mrs. Stewart welcomed them, led the Pledge of Allegiance, and introduced each member of the Board.

Approval of the Minutes

Marie Weakley moved that the minutes of the Quarterly Property Owners' Meeting on November 14, 2021 be approved as long as the spelling of her last name, Weakley, be corrected. Debra Collins seconded the motion, which passed with no dissenting votes.

Treasurer's Report – Charles Taylor

Mr. Taylor invited everyone to pick up a copy of Profit & Loss Budget Performance report and the Capital Summary. The reports were discussed and accepted as written.

Maintenance Report – Paul Warren

Mr. Warren invited everyone to take a copy of the quarterly maintenance report and asked if there were any questions. There were none.

ACC Report – Paul Warren

Eighteen building permits were issued during the fourth quarter of 2021 with \$5,600.00 collected in permit fees, which included four new home.

Legal Report and Non-Compliance Report – Paul Warren

The cape has violators of deed restrictions and policies, and they continue to be addressed on an as-needed basis. Legal demand letters are being sent by CCPOA and the Cape attorney. Many violations have been corrected and the Cape continues to improve.

Old Business

Repair of the front gate. A truck came through the gate with a boat trailer. The arm came down catching on the trailer, bending the arm.

New Business

1. Direct Energy contract has been signed for 12 months at 5.990 per kwh. Marie Weakley made a motion to sign a contract for 24 months at the same rate. Dale Marshall seconded the motion, which passed with no dissenting votes.
2. The Library has been moved to Community Center, expanding maintenance. Taking bids on AC split system for the Library in the Community Center.
3. Annual Membership invoices were mailed out January 21, due by March 15. Pool pass now \$100 for the year. Renewed contract Robert Boone to mow.
4. Maintenance may be working flex hours, working weekends or different hours.

Capers Report – Marie Weakley

The Capers are working on new telephone directories. Trying to start an exercise class and preparing for Easter.

Fire Department Report

No report.

Celebrations and Concerns

Yard of the Quarter was awarded to Alan & Debra Collins at 568 Bayview Drive.

Property Owner Comments

Debra Collins overseeing the painting at Pool 1. Marissa Tristan will paint the mural. Mr. & Mrs. Spears are funding the project. Ms. Collins will present color samples to the board for the office and pool deck and ideas for landscaping around the office.

Next Property Owners' meeting – Annual Meeting, March 13, 2022, 2:00 p.m. at the Community Center following a Board of Directors meeting at 1:00 p.m. There will be a potluck dinner at the library Saturday, March 12, 5:30 p.m. at the Community Center.

The meeting was adjourned at 3:08 p.m.

Respectfully submitted,
Pam Schuhsler

/s/ Pam Stewart_

Approved

3/13/22