

**Quarterly Meeting Minutes of the Property Owners  
July, August, and September 2022  
Cape Carancahua Property Owners' Association  
November 13, 2022**

President Pam Stewart called the meeting to order at 2:02 p.m. Board members present Robert Johs, Larry Schroeder, Paul Warren, and Charles Taylor. Twelve 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 August 14, 2022 be approved as written. Sandy Heimbach seconded the motion, which passed with no dissenting votes.

**Treasurer's Report – Charles Taylor**

Mr. Taylor invited everyone to pick up a copy of the Profit & Loss Budget Performance report. Questions were asked by property owners about the extra accounts and Mr. Taylor explained they are in CD's and the accounts are fully funded.

**Maintenance Report – Larry Schroeder**

Mr. Schroeder invited everyone to take a copy of the quarterly maintenance report. There were no questions about the report.

Big stumps and palm trees were dumped at the Brush Pit during the night this weekend, therefore, the Brush Pit will be locked once again and the checked out at the office.

Garrett Medlin's last day in the Maintenance Department was Monday, November 7, 2022 due to him finding other employment.

Concern was mentioned about the drainage and culverts. Mr. Schroeder explained that the maintenance depart will see if they can clean out the culverts. The property owners need to ensure they are keeping the grass mowed around the culverts.

**ACC and Noncompliance Report – Paul Warren**

Eighteen building permits were issued during the third quarter of 2022 including one new home and one new manufactured home.

Non-compliance fees continue to be assessed when necessary to property owners who are in violation of CCPOA Deed Restrictions, Policies, and Regulations.

**Legal Report – Robert Johs**

The Cape's attorney submitted protests to Jackson County's Appraisal District in Edna for the 2022 property tax appraisals for all common grounds, etc. owned by the Cape. The Cape's

attorney submitted protests to Jackson County Appraisal District in Edna for the 2022 property tax appraisals for all common grounds, etc. owned by the Cape. We have received a response

from the Jackson County Appraisal District in Edna reducing the taxes. The Cape's attorney is waiting for a court date to try to get the taxes reduced even more.

Thanked Mario Scorza and Darlene Dolan for their generous donation to have the Community Center renovated, A/C and heating added. Upon receipt of the final invoice the last draw will be made by Mancera Construction. Donations will be accepted until January 31, 2023.

### **Old Business**

1. Voted to have Cape's attorney draw up legal documents and monitor donations for Community Center.
2. Voted to buy emergency cell phone for the pools & change phone service for the office phone.
3. The purchasing of a laptop for the office was put on hold until further investigation.

### **New Business**

1. Increase in the mowing charges was approved at the board meeting today at 1:00 p.m. (fee changes attached)
2. Purchase of a laptop, new desk, and shelves for the office totaling no more than \$2,000 was approved at the board meeting today at 1:00 p.m.

### **Capers Report – Michele Haile**

Thirty children at Trunk or Treat in October. Twenty-eight attended Potluck Saturday. Planning a Christmas Party with a grand reopening for the Community Center at which time accepting donations and silent auction. Planning a New Year's Eve Party BYOB with a DJ. Meetings are 2<sup>nd</sup> Tuesday every month.

### **Fire Department Report – Craig Brooks**

Already record of calls this year. Have eight active volunteers. The assistant chief/EMT moved. Looking for volunteers, specifically an EMT. The department will pay for all training. Raised \$85,000 and hope to have the station expansions done in late spring. 911 signs are available at the office and fire station.

### **Celebrations and Concerns – Robert Johs**

Several of our Cape residents passed away recently, we extend our condolences to their families: Abel Fuentes, Timothy Lancaster, James Pounder, and Pat Miro.

### **Property Owner Comments**

1. Would like to have more lights at the Community Center parking lot and base boards applied in the main room of the Community Center. Capers thanked for a \$2,000 donation for the Community Center renovation.
2. Thanked Mario Scorza and Darlene Dolan for their caring service; Mario worked with veterans, Darlene fostered children and was a hospice volunteer.
3. Concern for new 911 phones at the pools that call Calhoun County who will then contact Jackson County.
4. Asked about election of officers for next year.
5. If Debra Collings and Melanie Mitchell can paint benches at the pier.

**Next Property Owners' meeting** – Quarterly Meeting, February 12, 2023, 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, February 11, 5:30 p.m. at the Community Center.

The meeting was adjourned at 3:22 p.m.

Respectfully submitted,  
Pam Schuhsler

Annetta Stewart  
Approved

February 12, 2023