

**CAPE CARANCAHUA
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS Working MEETING
August 10, 2023
Minutes**

President Pam Stewart called the meeting to order at 1:01 p.m. Board members present: Robert Johs, Charles Taylor, and Paul Warren. Two property owners, members of the VOAD Board, the Jackson County Sheriff, and Craig Brooks of the CCVFD were also present.

Members of the VOAD Board a voluntary organization attended the meeting and presented useful information regarding emergency procedures that would be implemented by county Emergency Management during a hurricane situation.

Approval of Minutes

Mr. Warren made a motion to approve the minutes with the amendment to revise paragraph 2 and Mr. Taylor seconded to accept the minutes from July 13, 2023. Motion carried unanimously.

Financial Reports – Charles Taylor

Maintenance Reports – Robert Johs

A meeting with Gardenland, Mr. Johs and Maintenance was held to discuss issues with pool maintenance which resulted in throttling valves for chemicals being installed.

New signs with pool hours will be installed near the clocks at both pools and the floatation rings will be replaced. A new clock will also be purchased to replace the one at Pool 1.

Approval of Permits and Compliance

After a discussion, Mr. Warren made a motion to change the columns requirement in Carports and Awnings Permit from 3" to 2 ½". Ms. Stewart seconded the motion. Motion carried.

Permits

1. 468 W. Bayshore - carport approved.
2. 970 W. Bayshore – replace pilings approved.
3. 2088 W. Bayshore – replace rotten wood on deck – no permit required.
4. 886 W. Bayshore – replace windows – no permit required.
5. 846 Swallow – driveway approved.

Legal Report – Robert Johs

After reviewing and discussing property owners that were in arrears the board decided to accept payment plans from those requesting them and delaying legal action on the remaining owners until further efforts were made to contact them by the office.

New Business

After a discussion regarding problems with dumping at the wetlands, Greg Sowers offered to chair a committee to clean up the area.

There was a request by a property owner to have the pickleball equipment moved from Cape property if it could not be accessed by all property owners. No action was taken at this time.

Mr. Brooks reported on a proposal by CCWSC for the CCVFD to use an old tank on their property for a storage tank. A discussion followed regarding issues this would cause involving roads and Cape access. The matter was tabled for further investigation and research by Mr. Brooks.

Next Working Board Meeting will be September 14, 2023.

Mr. made a motion and Mr. Taylor seconded to adjourn at 4:00 p.m.

Respectfully submitted,

Pam Stewart, Scribe

/s/ Pam Stewart

Approved

September 14, 2023

