

**CAPE CARANCAHUA
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
September 20, 2023
Minutes**

President Pam Stewart called the meeting to order at 6:00 p.m. Board members Robert Johs, Larry Schroeder, Charles Taylor and Paul Warren were present. There were two property owners in attendance.

Approve Minutes - Mr. Schroeder moved to accept the minutes of the August 16, 2023 Board Meeting with the change of replacing Robert Johs' name with Larry Schroeder's name on the Maintenance Report. Mr. Taylor seconded the motion, and the motion passed unanimously.

Financial Report – Charles Taylor

Mr. Taylor asked for questions about the Capital Summary, Profit & Loss Comparison, Profit & Loss Budget Performance, Petty Cash Report, and May Check Register. There was a question about a negative balance on a category on the Capital Summary Report. Mr. Taylor said the CPA had recently made entries in our Quickbooks and he would get an explanation from them.

Permits and Compliance Report – Paul Warren

There were six permits issued during August.

Maintenance Report for August 2023 – Larry Schroeder

1. Performed routine maintenance.
2. Performed routine mowing of all common grounds, property owner lots, & sides of roads as needed.
3. Routine cleaning of the Brush Pit.
4. Repaired Entrance Gate arm.
5. Added chlorine tablets to Pool 2.
6. Trimmed trees in common areas.
7. Spread asphalt on sides of roads.
8. Repaired Construction Gate.
9. Replaced broken toilet seat at Pool 2 restroom.
10. Replaced alternator on maintenance truck.
11. Replaced camera at Pool 1.
12. Replaced light in men's restroom at Community Center.
13. Hung new signs at Pool 1 and Pool 2.
14. Removed pool furniture during possible storm.
15. Caulked cracks at Community Center.
16. Put up blinds in Community Center windows.
17. Rewired tarps on fence at Brush Pit.
18. Secured loose boards on Piers.

Mr. Schroeder gave an update on the construction of the pier at the Boat Ramp and recent bids they have received for future Road Work.

Legal Report – Robert Johs

Mr. Johs gave an update on pending foreclosure proceedings and attempts to collect past due accounts.

Old Business

There was no Old Business discussed.

New Business

After a discussion it was decided that Mr. Taylor and Ms. Stewart will investigate options for moving our checking account to a bank with Money Market rates and also moving some of the savings to a Money Market account.

Property Owners Registered to Speak

Justin Guyer gave an update on the recent activity by LCC's purchasing multiple properties in the Cape and reselling them.

A property owner addressed the Board regarding his rental of the Community Center for three days.

Schedule future meetings

The next regular Board of Directors Meeting will be October 18, 2023, at 6:00 p.m. in the Community Center.

The meeting was adjourned at 7:25 p.m.

Respectfully submitted,

Bettie Sanders

Scribe

/s/ Pam Stewart

Approved

October 18, 2023