

**CAPE CARANCAHUA
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS Working MEETING
October 12, 2023
Minutes**

Vice President, Charles Taylor called the meeting to order at 1:00 p.m. Board members present: Robert Johs, Larry Schroeder and Paul Warren. Two property owners were also present.

Approval of Minutes

Mr. Schroeder made a motion to approve the September 14, 2023, meeting minutes and Mr. Taylor seconded. Motion carried unanimously.

Approval of Permits and Compliance

Permits

1. 300 Bayview – Lots 958-960 – Approved permit for deck...
2. 1538 W. Bayshore – Lots 383-385 – Approved permit for concrete driveway.
3. 1902 W. Bayshore – Lot 352 – Approved permit for an extension of permit.
4. 950 Bayview – Lots 449-551- No permit required to replace siding and window trim.
5. 18 Concho – Lots 1317, 1318 – Permit issued for concrete slab.

Jackson County Permit office has been informed of a septic system installed without a permit.

New Business

1. Craig Brooks shared information he had received from Tx Dot regarding replacing the bridge on Hwy. 35. The information will be posted on the Cape bulletin board. He also brought up possibly replacing the post at the emergency gate. The CCVFD would like to use the Pavilion parking lot for Truck Obstacle Course Training one weekend and get a load of gravel the next time, the Cape maintenance department gets some. He also mentioned that TX Dot wondered if we were going to put in a gate to the new Dollar General store.
2. There was a discussion about the planned resurfacing of Curlew and Flintrock. A motion was made by Mr. Johs to accept Sylvia's bid and let them do the construction. Mr. Warren seconded the motion. It passed unanimously.
3. Following a discussion regarding updating the Rental Agreement and Fees for the Community Center, Library and Pavilion Mr. Johs made the motion to make the following changes to the Rental Agreement and Fees and Mr. Schroeder seconded the motion. The motion carried unanimously.

If the Community Center is reserved and the parties cancel less than 30 days prior to the reservation only 50 percent of the rental will be returned.

If the Community Cener is reserved a year in advance and the reservation is cancelled withing 30 days of the reservation 100% of the rental and deposit will be refunded.

Rental Fees:

Community Center - \$500.00 deposit. Rental Fee - \$250.00 per day.

Pavilion - \$50.00 deposit. No Rental Fee.

Library – Not to be rented.

4. Mr. Taylor informed Board Members that they would need to go to the bank with their Social Security Cards and Drivers' Licenses to fill out the signature cards for the new bank account.
5. After a discussion regarding the status of the new pier and payments to D & P Coastal Marine, Mr. Johs made a motion that we retain \$5,000 until the pier is completed and issue a check for \$4,599.00. Mr. Warren seconded the motion. The motion passed unanimously.
6. Next Working Board Meeting will be November 9, 2023.

Mr. Johs made a motion and Mr. Schroeder seconded to adjourn at 3:30 p.m.

Respectfully submitted,

Larry Schroeder, Scribe

/s/ Pam Stewart

Approved

November 9, 2023

