

**Quarterly Meeting Minutes of the Property Owners
April, May, and June
Cape Carancahua Property Owners' Association
August 13, 2023**

President Pam Stewart called the meeting to order at 2:01 p.m. Other board members present were Robert Johs, Larry Schroeder, Paul Warren, and Charles Taylor. Twenty-five property owners signed the sign-in sheet. Ms. Stewart welcomed all and led the Pledge of Allegiance. Board members were introduced.

Approval of the Minutes

Scott Hollingsworth moved that the minutes of the Quarterly Property Owners' Meeting on May 21, 2023, be approved as written. Dolores Brooks 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 Capital Summary, Profit & Loss Budget Performance, and Profit & Loss Comparison reports. Question from property owner about Gate Expense being more than budgeted for. Mr. Taylor responded, the expense was from having to replace the gate mechanism at the Construction Gate (Back Gate) due to damage from lightning striking.

Maintenance Report – Larry Schroeder

Mr. Schroeder invited everyone to take a copy of the quarterly maintenance report. Mr. Schroeder assured everyone the paving of the roads and repairs to the roads will continue. There was a question about if the Brush Pit is open on weekends. Mr. Schroeder responded, call the emergency phone number or a board member and you can retrieve the key from one of the board members.

ACC and Noncompliance Report – Paul Warren

Twenty-one building permits were issued during the second quarter of 2023 including one new home and one commercial building. Mr. Warren thanked the Architectural Control Committee for the job they do.

Non-compliance fees continue to be assessed when necessary. If you see something you are not sure if it follows policy, please report in writing so we can check on it.

Legal Report – Robert Johs

Our attorney is working on four foreclosures on properties that are in arrears. We will continue to try to collect past due accounts.

Old Business

Request for Pickle Ball Court to be at the Pavilion was fulfilled by making a Pickle Ball Court on the Tennis Court.

New Business – Robert Johs

We need to increase the Annual Maintenance Fee for the 2024 Budget Year. Data shows there has been a high rate of inflation, 25% increase in the cost of contract mowing, 100% increase in the cost of road paving and maintenance, increase in the cost of water at the Cape's 10 water drops, increased cost to run the air conditioner in the Community Center, the increased cost of

fuel to run the Cape's maintenance equipment, and many other rising costs. In an effort to mitigate the increase cost to provide services to the community, many actions have been taken to reduce that cost including, legal action against the Jackson County Appraisal District to reduce our tax liability, renegotiating the Cape's insurance policy that resulted in a reduced premium, and a number of other actions that have helped keep the budget fully funded through the end of 2023.

Capers Report – Dolores Brooks

The Bake Sale in May was a success. We will have another Bake Sale Labor Day weekend. The money is used for events such as July 4th, etc. Upcoming events are National Night Out, October 4, Christmas Party, December 2. Caper meetings are the 2nd Tuesday of every month.

Fire Department Report – Dolores Brooks

Hurricane Season so far has been no big deal, but next month's chances may increase. Be careful with outdoor fires and mowing, all it takes is a spark as dry as it is. Be aware of the heat and illness that can occur. We are always looking for volunteers for the Fire Department, meetings are on the first Tuesday of the month. The update on the station addition, we are adding twelve hundred square feet for a general-purpose room.

Celebrations and Concerns – Robert Johs

We lost one of our past property owners, Mike Maxwell.

Mr. Johs read a Thank You card for Craig and Dolores Brooks to accept sent to the Carancahua Volunteer Fire Department and EMTs in reference to a response by them to Larry Dillard's in Dietschburg.

Next Property Owners' meeting – The next Quarterly Property Owners' Meeting will be held 2:00 p.m. November 12, 2023, at the Community Center. Potluck will be 5:00 p.m. November 11, 2023, at the Community Center.

The meeting was adjourned at 3:40 p.m.

Respectfully submitted,
Pam Schuhsler

/s/ Pam Stewart
Approved

November 12, 2023