

**CAPE CARANCAHUA
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
November 15, 2023
Minutes**

President Pam Stewart called the meeting to order at 6:04 p.m. Board members Larry Schroeder, Charles Taylor and Robert Johs were present. There were no property owner in attendance.

Approve Minutes – Mr. Johs moved to accept the minutes of the October 18, 2023 Board Meeting. Mr. Schroeder 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 October Check Register. There were no questions. There was some discussion about the 2024 Budget and projected tax liability.

Permits and Compliance Report

There were seven permits issued during October.

Maintenance Report for October 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 speed bumps at Front Exit Gate.
5. Laid asphalt on sides of the roads.
6. Ran water and electrical wiring to the new pier at the Boat Ramp.
7. Replaced fencing at the Boat Ramp.
8. Filled trenches that had been dug at the Boat Ramp.
9. Ran lights at the new Pier.
10. Replaced trim boards on Pool 1 side of the Office.
11. Put concrete around the fence pole going toward the Fire Station.
12. Put new bearings on the mowers.

Mr. Johs made a motion that beginning in January, 2023 the Cape maintenance would take over all mowing. Mr. Schroeder seconded the motion. Motion passed unanimously.

After some discussion Mr. Johs made a motion that beginning in 2024 the Cape maintenance department would take over the swimming pool care. Mr. Schroeder seconded the motion. The motion passed.

Mr. Taylor made a motion to purchase the necessary pool equipment not to exceed \$5,000. Mr. Johs seconded the motion. The motion passed unanimously.

Mr. Schroeder made a motion that the Cape purchase a gas tank and hand pump for mowing not to exceed \$600. Mr. Johs seconded the motion. The motion passed unanimously.

Legal Report – Robert Johs

Foreclosure proceedings are continuing on several properties and several property owners have set up payment plans.

Old Business

There was no Old Business discussed.

New Business

The Board adjourned into Executive Session at 7:00 to discuss Employee Bonuses.

The Board reconvened in regular session at 7:05.

Property Owners Registered to Speak - None

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Celebrations and Concerns – None

Schedule future meetings

The next regular Board of Directors Meeting will be December 20, 2023, at 6:00 p.m. in the Community Center.

The meeting was adjourned at 7:10 p.m.

Respectfully submitted,

Bettie Sanders
Scribe

/s/ Robert Johs

Approved

November 20, 2023