

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

Vice President Robert Johs called the meeting to order at 6:01 p.m. Board members Larry Schroeder, Charles Taylor and Paul Warren were present. There was one property owner in attendance.

Approve Minutes – Mr. Schroeder moved to accept the minutes of the November 15, 2023 Board Meeting. 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 November Check Register. There were no questions.

Permits and Compliance Report

There were seven permits issued during November.

Maintenance Report for November 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. Replaced trim board on Pool side of the Office.
5. Trimmed trees.
6. Placed pool furniture under awning.
7. Replaced faulty light switch in Pool 2 restroom.
8. Filled cracks with rubber on asphalt roads.
9. Placed asphalt on the sides of roads.
10. Rolled gravel roads after rain and patched holes.
11. Sprayed sides of roads, culverts and street signs.
12. Weed eat outfall ditch.
13. Repaired women's toilet at Pool 1.
14. Repaired Exit Gate spikes and speed bump.
15. Replaced green light on Park 1 pier.

Mr. Schroeder reported that Maintenance will take over pool maintenance beginning February 1, 2024 and are working on extending the culvert in front of the 2209 W. Bayshore.

Legal Report – Robert Johs

The attorney reported that two of the properties are proceeding forward for "Foreclosure Sale" (auction). 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 6:30 to discuss Employee Salaries.

The Board reconvened at 6:38.

Mr. Schroeder made a motion to add July 5th to the proposed Holidays for 2024. Mr. Taylor seconded the motion. The motion carried.

Property Owners Registered to Speak - None

Celebrations and Concerns – None

Schedule future meetings

The next regular Board of Directors Meeting will be January 17, 2024, at 6:00 p.m. in the Community Center.

The meeting was adjourned at 6:39 p.m.

Respectfully submitted,

Bettie Sanders
Scribe

/s/ Robert Johs

Approved

February 21, 2024

Date