

**Quarterly Meeting Minutes of the Property Owners
October, November, and December
Cape Carancahua Property Owners' Association
February 11, 2024**

Vice President Robert Johs called the meeting to order at 2:00 p.m. Other board members present were Larry Schroeder, Paul Warren, and Charles Taylor. Fifteen property owners signed the sign-in sheet. Mr. Johs welcomed all, introduced the board, and led the Pledge of Allegiance.

Approval of the Minutes

Gary Smith moved that the minutes of the Quarterly Property Owners' Meeting on November 12, 2023, be approved as written. Sandy Heimbach seconded the motion, which passed with no dissenting votes.

Treasurer's Report – Charles Taylor

Mr. Taylor invited everyone to look over the Capital Summary, Profit & Loss Budget Performance, and Profit & Loss Comparison reports.

Maintenance Report – Larry Schroeder

Mr. Schroeder invited everyone to look over the Quarterly Maintenance Report. Question from property owner; the damaged spikes at the front exit gate. Mr. Schroeder responded, over time the spikes become rusty and break off along with daily wear. Property owner wants to know if he can get a detailed maintenance report at the meeting with hours and cost of materials. Mr. Schroeder responded that he would look into that. Also, anyone can go by the office to obtain the hours spent on jobs and the financial reports list money spent on maintaining the Cape.

Mr. Schroeder declared that mowing will no longer be contracted out but will be done by the Maintenance Department. There is a change on the starting date for the 2024-2025 Mowing Schedule. Maintenance will start mowing the week of March 31- April 6.

ACC and Noncompliance Report – Paul Warren

Twenty-seven building permits were issued during the fourth quarter of 2023 including three new home permits. Some palm trees have been taken by the freeze. Check your trees to see if they need to be removed before they fall.

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

The Cape foreclosed and auctioned Lots 1035 and 1321 this week. The Cape now owns those properties since no one bid on them.

Old Business

Will charge rental fee of \$250 a day to rent the Community Center and a \$500 deposit. No rental fee for the Pavilion, \$50 deposit only.

New Business

Gardenland was notified their services would no longer be needed, the Maintenance Department will be maintaining the pools. Monday and Friday mornings the pools will be closed during cleaning of the pools.

Out of the four bids received for repairing the roads, Kazmir Constructors was chosen. This year Curlew, Flintrock, and Carancahua will be concentrated on to convert to asphalt or repair. We have been assured the work will be completed before July 4th. Next year we hope to concentrate on maintenance of the roads. Eventually we hope to convert all roads to asphalt.

Maintenance Department is cleaning out all the culverts on our 26 miles of ditches in the Cape. We have met with an engineer that is working on a grant for drainage, but we are not sure about the outcome.

Capers Report – Michele Haile

We had two events: the Christmas Party, approximately seventy-five attended; the New Year's Eve Party, approximately 40 attended, had a DJ. We had a small turnout for the Potluck yesterday. We now meet on the second Monday of the month.

Fire Department Report – Michele Haile

In 2023 we had the second highest callouts. If you call 911, ensure you tell the operator you need help at the Cape in Jackson County.

Celebrations and Concerns – Robert Johs

We lost one of our property owners, David Fuqua passed away recently.

Next Property Owners' meeting – The Annual Property Owners' Meeting will be 2:00 p.m. March 10, 2024, at the Community Center. Potluck will be 5:00 p.m. March 9, at the Community Center.

The meeting was adjourned at 3:13 p.m.

Respectfully submitted,
Pam Schuhsler

/s/ Pam Stewart
Approved

March 10, 2024