

**CAPE CARANCAHUA
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS Working MEETING
February 8, 2024
Minutes**

Pam Stewart, President, (via teleconference) called the meeting to order at 1:04 p.m. Board members present: Robert Johs, Larry Schroeder, Charles Taylor and Paul Warren. Three visitors were present.

There was a presentation by Michelle Williams and grant writer, Eric Scheibe on drainage grants.

Mrs. Williams would help us coordinate with the County Judge and Commissioner to get applications started with the state and Eric Scheibe will start applications if the Board decides to go ahead. He would like an answer by mid-March.

Approval of Minutes

Mr. Taylor made a motion to approve the January 11, 2024, meeting minutes and Mr. Warren seconded. Motion carried unanimously.

Approval of Permits and Compliance

Permits

1. 1105 W. Bayshore, Lot 925, – Approved permit for new home..
2. 888 W. Bayshore, Lots 64-66 – Approved permit for new roof.
3. 240 Bayview, Lot 963-964 – Approved permit for new septic system.
4. 64 Starling, Lot 181-182 – Approved permit for storage building.

The Board discussed the property owner at 2600 W. Bayshore (Lots 49 & 50) not submitting the proper permit application and fee for a septic system add-on. They will write a letter to the property owner to request the required paperwork and fee be paid as well as his assurance that he understands that the building connected to the new septic cannot be inhabited at any time.

New Business

The Board reviewed the four bids submitted for the 2024 roadwork. Mr. Johs made a motion to accept the bid submitted by Kazmir Construction, Inc. of \$248,500.00 for the roadwork. Mr. Warren seconded the motion. Motion carried. Mr. Johs will notify all the bidders of the result.

Beth Gildea, a property owner whose business specializes in pool care, recently brought their pool expert to the Cape to train our Maintenance Department on how to care for the pools. They also inspected our equipment and made some recommendations to the Board.

Based on their recommendations the board discussed purchasing new pumps and chlorine dispensers. Mr. Johs made a motion to purchase the correct horsepower pumps for the pools. Mr. Taylor seconded the motion.

The Board discussed the 2024 Mowing Schedule and Mr. Schroeder made a motion to start the mowing the week of March 31-April 6 with Sections 1 and 5. Mr. Johs seconded the motion. Motion carried.

The Board also discussed how to address the dirt and dust that comes from road traffic and ends up in the pools.

There was also a discussion about the Porta-Potties turning over on job sites within the Cape.

The Board discussed the problems with the upkeep of the Dollar General property. It was decided that they will send a certified letter with pictures of the fence falling and the detention pond weeds and debris.

The Next Working Board Meeting will be March 14, 2024

The meeting was adjourned at 2:50.

Respectfully submitted,
Larry Schroeder, Scribe