

**Annual Meeting Minutes of the Property Owners  
January - December 2023  
Cape Carancahua Property Owners' Association, Inc.  
March 10, 2024**

President Pam Stewart called the meeting to order at 2:02 p.m. Board members present: Larry Schroeder, Robert Johs, Paul Warren, and Charles Taylor. Ms. Stewart welcomed the 25 property owners present and led the Pledge of Allegiance.

Ms. Stewart thanked Marge Behan, Debra Collins, Bill Dannels, Dan Dittrich, Marissa Tristan, and Cynthia Gonzales for volunteering for the ballot committee. The ballot committee's services were not needed due to Pam Stewart, Place 3, and Larry Schroeder, Place 5, ran unopposed.

**Approval of the Minutes**

Peter Lindon moved that the minutes of the February 11, 2024, Quarterly Property Owners' Meeting be approved. Gary Smith seconded the motion, which passed with no dissenting votes.

**Treasurer's Report – Charles Taylor**

Mr. Taylor invited everyone to look at their copy of the 2023 Capital Summary, Profit & Loss Budget Performance, and Profit & Loss Budget Comparison reports. There were a few questions about some of the entries, expense and/or income, and Mr. Taylor explained each one. One of the dedicated funds, Pier Fund, was spent in 2023 and will need to be replaced in the next two years.

**Maintenance Report – Larry Schroeder**

Mr. Schroeder invited everyone to look at their copy of the 2023 Maintenance Report. The Front Gate was damaged three times in 2023.

**ACC Report – Paul Warren**

Eighty-four building permits, including seven new homes and one commercial building, General Dollar Store, permits were issued in 2023. Dead palm trees need to be removed. We are entering Hurricane Season, and we need to be prepared. The Community Center rental fee of \$250 per day helps to pay the utilities for the building.

**Legal Report and Non-Compliance Report – Robert Johs**

Through mediation the attorney was able to get the Cape's property taxes lowered from approximately \$18,000 to \$3,000. Changing insurance companies, the insurance has been lowered from approximately \$40,000 to \$19,000. In 2024 our Maintenance Department will take over the mowing and the upkeep of the swimming pools. We have not had to ask for the Annual Membership Dues to be increased since we have found ways to save money. We have been approached by one of our property owners, Michelle Williams, and Jackson County Engineering to work on a grant for drainage.

**Old Business**

1. The Boat Ramp Pier was replaced.
2. Curlew, from Buckskin to Carancahua, and Flintrock, from Buckskin to Bayshore, were not repaired with chip seal. The work on Curlew and Flintrock along with Carancahua Blvd. will be completed in 2024. We will continue repairing the shoulders of the roads. Maintaining the roads will become a routine weekly duty.

**New Business**

1. The cleaning and upkeep of the swimming pools will no longer be conducted by Gardenland, but now by the Maintenance Department. On the two mornings each week when the pools are being cleaned the pools will be closed. It will take us a little time to determine what days and approximately how long it will take to clean the pools.

2. Mr. Boone will no longer be contracted to mow the lots at the Cape. Maintenance will now mow any lots mowed by the Cape, prepaid, paid monthly, and all common areas. We will begin any paid mowing the first week of April.

### **Capers Report – Dolores Brooks**

The next event will be the Easter Egg Hunt March 30, starting at 10:00 a.m. The Capers need donations of candy to the eggs for the hunt. The Bake Sale will be May 25 at 10:00 a.m. The Independence Day celebration will be July 6. The Capers meet the second Monday of the month when more plans for events will be made.

### **Fire Department Report – Craig Brooks**

Report is attached.

### **Property Owners' Comments**

1. Would like to have Jackson County provide a dumpster once or twice a year like they have in the past. Property owner, Michelle Williams, will check with Dennis Karl and the Capers to see if she can get a date set up.
2. When a property owner requested to have the financial statements before the meeting, he can pick those up at the office the week of the meeting.

### **Celebrations and Concerns**

We have lost several property owners this past year and a couple this year, David Fuqua and Walter Weakley.

Ms. Stewart and Mr. Schroeder were sworn in and signed their 2024 - 2025 Oaths of Office.

**Next Property Owners' meeting:** Next Quarterly Property Owners' meeting May 14, 2024, 2:00 p.m. at the Community Center, Potluck May 13, 2024, 5:30 p.m. at the Community Center.

The meeting was adjourned at 3:25 p.m.

Respectfully submitted,  
Pam Schuhsler, Scribe

/s/ Charles Taylor  
Approved

May 19, 2024