

Quarterly Meeting Minutes of the Property Owners
April, May, and June
Cape Carancahua Property Owners' Association
August 11, 2024

President Robert Johs called the meeting to order at 2:02 p.m. Other board members present were Larry Schroeder, Charles Taylor, Phil Rossi, and Paul Warren. Twenty-five property owners signed the sign-in sheet. Mr. Johs welcomed all, introduced the Board, and led the Pledge of Allegiance. Mr. Johs reported that Pam Stewart because of her recent move away from the Cape had resigned from the board and Phil Rossi would be taking her place.

Approval of the Minutes

Gary Smith moved that the minutes of the Quarterly Property Owners' Meeting on May 19, 2024, be approved as written. Michele Haile 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. Mr. Taylor answered questions about some expenses and reserve accounts.

Maintenance Report – Larry Schroeder

Mr. Schroeder invited everyone to look over the Quarterly Maintenance Report. Mr. Schroeder announced that the Brush Pit was full and would be burned off and the pit would be closed for the week. A 2021 tractor and 10' shredder was purchased for maintenance. Mr. Schroeder asked property owners when mowing to make sure the grass is blown off of the road and not left in the ditch.

ACC and Noncompliance Report – Paul Warren

Nineteen building permits were issued during the first quarter of 2024 including four new home permits. There will not be a charge for a permit submitted if it is a repair from hurricane damage.

Legal Report – Phil Rossi

The Cape sold lots 1035 and 1321. The attorney is working on the foreclosure of Lot 836 and should be ready to be auctioned in October if anyone is interested.

Old Business

No gravel roads will be converted next year but instead the road budget will be used to maintain the roads that have been resurfaced.

New Business

A fixed fee of \$350 will be charged by the attorney to apply a lien to a delinquent Cape property.

Some staff changes have occurred in the maintenance department; one resigned, Blair Collins is working part-time. The maintenance department is looking for help.

Capers Report – Michele Haile

Michele reported that potluck on Saturday had a good turnout of approximately 25 people. July 4th celebration coincided with Hurricane Beryl but it went well and had a big turnout. There will

be a Bake Sale Aug 31, Labor Day weekend. A Halloween Party is planned for October 26. Flu shots will be scheduled for later this year.

Fire Department Report – Craig Brooks

Craig reported the fire department had their busiest month, July, this year with 22 calls. FEMA is offering for ones needing assistance after Hurricane Beryl. For safety measures remove plywood from your windows. You cannot receive assistance during an emergency if we cannot get to you or the problem. Be aware that this may be a busy hurricane season, keep your trees trimmed and your property cleaned up.

Property Owner Comments

Michelle Williams commented that the pools look really good. If there is money in the budget next year, could pool Krete be sprayed around the pools.

A question was asked about an estimate to pave the rest of the roads. Mr. Johs explained the Cape has only approximately 3 ½ miles of roads left to pave. Instead of paving those roads next year, they need to maintain the roads that are paved. He also explained the reason for Carancahua Blvd. being rough. It was a combination of the format used to pave state and county roads. The problem, in order for stabilization, no traffic should have been on the roads for 4 days to allow it to cure.

A question was asked if the board was aware of a section inside of the construction gate that needs repairing. Limestone will be purchased to repair the road.

A question was asked about the culvert on Stovall that was not properly inserted and prevented proper drainage. That culvert will be removed and inserted properly.

Larry Rausch announced, in 2 weeks at 1:00 p.m. there will be a Car Show at the Community Center and the Cape is invited. First Friday will meet September 6.

Next Property Owners' meeting – The next Quarterly Property Owners' Meeting will be 2:00 p.m. November 10, 2024, at the Community Center. Potluck will be at 5:30 p.m. November 9, 2024 at the Community Center.

Adjourned – 3:25 p.m.

Respectfully submitted,
Pam Schuhsler

/s/ Robert Johs
Approved

November 10, 2024