

**CAPE CARANCAHUA
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
November 14, 2024
Minutes**

President Robert Johs called the meeting to order at 1:00 p.m. Board members, Larry Schroeder, Paul Warren, and Phil Rossi were present. There were two property owners in attendance.

Approve Minutes – Mr. Schroeder made a motion to accept the minutes of the October 10, 2024, Board Meeting. Mr. Rossi seconded the motion, passed unanimously.

Financial Report

The Board reviewed the Capital Summary, Profit & Loss Comparison, Profit & Loss Budget Performance, Petty Cash Report, and October Check Register.

Permits & Compliance Report – Paul Warren

There was a discussion about several non-compliance issues in the Cape.

Maintenance Report for October 2024 – Larry Schroeder

1. Performed routine maintenance.
2. Performed routine mowing.
3. Routine maintenance of Burn Pit.
4. Routine cleaning of pools.
5. Weed eat around culverts, street signs, posts, and fences.
6. Placed asphalt on sides of the roads and in potholes.
7. Placed pieces of concrete in outfall ditches to deter erosion.
8. Power washed the Pavilion.
9. Repaired/secured loose boards on the piers.
10. Replaced stained ceiling tiles at the Community Center.
11. Trimmed trees in common areas.
12. Repaired the air compressor.
13. Repaired fuse panels at the boat ramp.
14. Replaced lights at the Community Center.
15. Placed rubber crack seal on roads.

Following a discussion about removing the rubber speed bump at the gate and replacing it with an asphalt one the Board decided to do it on a trial basis.

There was a discussion about remodeling the front area of the office. Mr. Schroeder will get bids from several contractors.

After a discussion it was decided that the Library air conditioner would be turned off when not in use.

Legal Report – Phil Rossi

Signs will be placed on lot 836 which was foreclosed on by the Cape recently. The price will be determined by the County tax appraisal on the lot. Collections are ongoing by the office staff on several properties with past due balances.

Old Business

After a discussion regarding a suggestion by a property owner that the Community Center remain open during the day, Mr. Warren made a motion to leave the Community Center locked during the day and the key would be signed out in the office when needed. Mr. Rossi seconded the motion. Motion carried.

New Business

The Board discussed and approved raising the Mowing Fees for the Business Park lots to \$100.00 a lot starting in January 2025.

The road leading to the Fire Department is in need of repair. Cost of repairs will be 50% taken care of by Zion Construction, 25% by the Fire Department, and 25% by the Cape.

Schedule future meetings

The Next Board of Directors Meeting is scheduled for December 12, 2024, at 1:00 p.m. at the Community Center.

The meeting was adjourned at 1:55 p.m.

Respectfully submitted,
Larry Schroeder
Scribe

/s/ Robert Johs
Approved

December 12, 2024
Date