

**Quarterly Meeting Minutes of the Property Owners**  
**April, May, and June**  
**Cape Carancahua Property Owners' Association**  
**August 10, 2025**

President Robert Johs called the meeting to order at 2:00 p.m. Other board members present were Patti Schwebel, Larry Schroeder, Paul Warren, and Phil Rossi. Twenty-seven property owners signed the sign-in sheet. Mr. Johs welcomed all, introduced the Board, and led the Pledge of Allegiance.

**Approval of the Minutes**

Craig Brooks moved that the minutes of the Quarterly Property Owners' Meeting on May 18, 2025, be approved as written. Margie Behan seconded the motion, which passed with no dissenting votes.

**Treasurer's Report – Patti Schwebel**

Patti Schwebel invited everyone to look over the Capital Summary, Profit & Loss Budget Performance, and Profit & Loss Comparison reports. No questions were asked.

**Maintenance Report – Larry Schroeder**

Larry Schroeder invited everyone to look over the 2<sup>nd</sup> Quarter Maintenance Report. No questions were asked. Lost one employee in the Maintenance Department and hired a new one. Trees growing over the roads will be trimmed. Material has been ordered to fill in at the park where the ground is muddy.

**ACC and Noncompliance Report – Phil Rossi**

Seven permits were issued during the first quarter of 2025. Zion Homes is finishing up on the new homes.

**Legal Report – Phil Rossi**

We will have the attorney either foreclose or put a lien on Lots 1388 and 1389.

**Old Business**

1. Plan to improve drainage.
2. Front Gate maintenance.

**New Business**

1. A plan has been developed for remediation of the Cape's drainage system. It is a three-phase plan. Phase one involves de-bottle necking the outflow ditches between Bayshore and the bay. This work will be performed by Clark Constructors at no cost to the Cape. This is a very generous but not an unusual gift to the Cape from Ricky Clark and his wife Beth. Phase 2 involves removing accumulated build up in the interior ditch system at the many culvert pipes throughout the Cape, and re-profiling some ditches that do not currently have the slope needed to promote proper drainage. This work will be performed by the Cape maintenance team using a tractor mounted backhoe that is being purchased from C&G Contracting. The interior drainage system includes 26 miles of drainage ditch which means that this project will be a long-term effort. Phase 3 involves the clean-out of all existing culvert pipes. This will be done by the Cape maintenance team using a device that has been specifically designed for this purpose. It was fabricated in a local welding shop and is ready to be pressed into service as manpower and equipment are available. There are many culvert pipes in the Cape which means that this also will be a long-term project.

2. We have received the parts needed to repair the Front Gate entrance side spikes. The spikes on the exit side are rusted and falling apart. New spikes are on order. When we receive the spikes the Front Gate will be closed for traffic until the repairs can be completed, possibly half a day.
3. Security cameras have been added to the Construction Gate and the Brush Pit.
4. A contract for \$113,200 has been signed with Sylva Construction for the 2026 road repairs. The repairs will take place on parts of Bayview, Calumet, Buckskin, Stovall, and Flintrock. The following year, 2027, conversion to hard surface on Mollnar, Covey, and part of Curlew will take place.
5. Construction Gate combination will change on Fridays for the weekends.
6. Due to the rising cost of insurance, property taxes, utilities, etc. an increase needs to be added to the Annual Membership Fee. An increase of \$50 per lot would increase the income approximately \$75,000 each year. A poll was taken and it was unanimous for the increase.

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

The Capers' meetings are the second Monday of the month at 10:00 a.m. The Capers are in control of the library, which is a take a book library. Had over 100 participants in the July 4<sup>th</sup> celebration. There were dignitaries in the parade, prizes, ice cream, etc. Potluck was last night with 36 participants. Will have a Bake Sale August 30<sup>th</sup>. Aluminum cans are collected to help fund the Capers, pull tabs collected for Ronald McDonald House, corks are collected and turned in at Specs to help pediatric cancer research.

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

Had approximately 80 calls this year. Lost one of our brush trucks due to the rainstorm in June. Need new members. Be sure your house number can be seen in case of an emergency. Prepare/plan ahead for hurricane season.

### **Property Owner Comments**

Since we have a camera at the Brush Pit if it would be left open. The board reassured the property owners that they would continue to lock it.

Another questioned if contractors should be charged when they dump in the Brush Pit. The board agreed to take that under consideration at a later date.

Would like for someone to check for roads missing stop signs.

Grass is growing in some of the roads.

**Next Property Owners' meeting** – The next Quarterly Property Owners' Meeting will be 2:00p.m. November 9, 2025, at the Community Center. Potluck will be at 5:00 p.m. November 8, 2025, at the Community Center.

**Adjourned** – 3:15 p.m.

Respectfully submitted,  
Pam Schuhsler

/s/ Robert Johs  
Approved

November 9, 2025