

**Quarterly Meeting Minutes of the Property Owners
October, November, and December
Cape Carancahua Property Owners' Association
February 8, 2026**

President Robert Johs called the meeting to order at 2:02 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

David Bloxom moved that the minutes of the Quarterly Property Owners' Meeting on November 9, 2025, be approved as written. Charles Taylor, which passed with no dissenting votes.

Treasurer's Report – Patti Schwebel

Ms. Schwebel invited everyone to look over the Capital Summary, Profit & Loss Budget Performance, and Profit & Loss Comparison reports. A reminder was provided that financial packets will be available on the Monday before the quarterly meeting if property owners would like to review. The old red maintenance truck was sold and a new used truck purchased.

Maintenance Report – Larry Schroeder

Mr. Schroeder invited everyone to look over the 4th Quarter Maintenance Report. A property owner questioned when the drainage repairs would be completed to prevent run-off and bulkhead washout. Options are being reviewed for a final decision. The road maintenance at the corner of Carancahua and Bayshore will be repaired soon, culvert has been purchased.

ACC Report – Paul Warren

Fourteen permits were issued during the fourth quarter of 2025. Mr. Warren requested that all property owners provide the Cape Carancahua office with an emergency contact. The fire department has a magnet for your refrigerator for this information as well.

Legal Report and Noncompliance Report – Phil Rossi

No compliances issues were reported. Lots 1388/1389 will be coming up for sale in the near future.

Old Business

1. The vote to increase the annual membership/maintenance fee did not pass.
2. Phred Jahner constructed a podium for the Board Meetings.

New Business

1. Phred Jahner redesigning an existing ballot box for future elections so ballots can be dropped off in the Cape Carancahua office.
2. Synergen Green Energy to build an ammonia plant at HWY 35 and TX 172 in Weedhaven.
3. JEC plans to move forward with providing fiber optics to the Cape and will be meeting with two water company board members on next steps.

Capers Report

No report.

Fire Department Report – Craig Brooks

Had approximately 130 calls this quarter. A new brush truck should be received in second quarter with another on order. Mr. Brooks reminded property owners that the Fire Department is always looking for more volunteers.

Celebrations and Concerns

Property owners Linda Mueck and Doris Merrifield passed away as well as Donald Beaver's mom, Mary Beaver.

Property Owner Comments

Some property owners expressed concern regarding ATV's speeding, reckless driving, underage operators and disturbing the peace. A recommendation was made to stop working on repaving road shoulders and finish drainage repairs.

Next Property Owners' meeting – The next Quarterly Property Owners' Meeting will be 2:00p.m. May 17, 2026, at the Community Center.

Adjourned – 3:00 p.m.

Respectfully submitted,
Pam Schuhsler

/s/ Robert Johs
Approved

March 28, 2026