

**CAPE CARANCAHUA
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTOR'S MEETING
March 12, 2026
Minutes**

President Robert Johs called the meeting to order at 1:00 p.m. Board members present were Patti Schwebel, Larry Schroeder, Paul Warren and Phil Rossi. Eight property owners signed in on the attendance sheet.

Approve Minutes – Mrs. Schwebel made a motion to accept the minutes of the February 12, 2026 Board Meeting. Mr. Schroeder seconded the motion, it passed unanimously.

Financial Reports – Patti Schwebel

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

A question was asked about posting of the 2026 budget and wanted it presented at the Annual Property Owners' Meeting. Ms. Schwebel answered that the following years budget will be presented next year at the Annual Meeting.

Maintenance Report – Larry Schroeder

February Maintenance Report

- Routine maintenance
- Routine changing of Construction Gate code
- Routine cleaning of Brush Pit
- Replumbed piping at Pool 2 pump room
- Replaced pump motor at Pool 2
- Replaced battery in maintenance truck
- Added culvert piping on Carancahua Blvd. and W. Bayshore
- Put covers on culvert pipes that had separated
- Placed rye grass seed in outfall ditches
- Replaced culvert at Brush Pit on Meadowlark with plastic pipe

Waiting on a pool specialist to come and check on pool 2 for a leak.

Executive Session:

Discussed a matter concerning a property owner's request. It was determined that speed bumps will be installed on Stovall.

Permits & Compliance Report – Paul Warren

There were two permits reviewed with all approved.

Approved Permits:

Clinton, Stephanie – 1998 W. Bayshore – Lots 1 & 2 – Extend Deck

Sralla, James – 1551 Bayview – Lots 253 & 254 – Roof

Brandl, Richard – 325 Stovall – Lots 672, 673, 725

Permits Not Approved:

Potter, Fred – 2610 W. Bayshore – Lot 50 – Add Deck to storage bldg

Miller, Miller (Stephen Vollentine) – 61 Swallow - Lots 287, 288, 289 – Fence not using new materials

Moore, Rick & Cynthia – 447 Bayview – Lots 994 & 995 – New Home, need more information

Legal Report – Phil Rossi

Will check on the maximum number of persons allowed in the Community Center. Will have the front door of the Community Center to swing to the outside instead of inside, safety requirements.

Old Business

Amendments to By-Laws were sent to the attorney for approval. Changes were submitted by the attorney and have been completed.

New Business

Discussed maintenance staff

Property Owners' Comments

Bryan Churan & Cindy Kruppa gave an update on the EMS Station that will be built next to the Fire Station; the land has been purchased, searching for an architect.

Next Board of Directors Meeting 1:00 p.m. April 9, 2026 at the Community Center.

Adjourned at 2:15 p.m.

Respectfully submitted,

Larry Schroeder

/s/ Robert Johs

4/9/26