

**Annual Meeting Minutes of the Property Owners
January - December 2025
Cape Carancahua Property Owners' Association, Inc.
March 8, 2026**

President Robert Johs called the meeting to order at 1:00 p.m. Board members present: Larry Schroeder, Phil Rossi, Paul Warren, and Patti Schwebel. Mr. Johs welcomed the 46 property owners present and led the Pledge of Allegiance.

Mr. Johs apologized for his conduct at the February 8 Quarterly Property Owners' Meeting. Mr. Johs mentioned the By-Laws were being revised by the board to be brought to the property owners for a vote of approval and in those documents changing the Annual Meeting time is under consideration.

Approval of the Minutes

Marge Behan moved that the minutes of the February 8, 2026, Quarterly Property Owners' Meeting be approved. Shelley Johs seconded the motion, which passed with no dissenting votes.

Treasurer's Report – Patti Schwebel

Ms. Schwebel invited everyone to look at their copy of the 2025 Capital Summary, Profit & Loss Budget Performance, and Profit & Loss Budget Comparison reports. There were no questions.

Maintenance Report – Larry Schroeder

Mr. Schroeder invited everyone to look at their copy of the 2025 Maintenance Report.

Wood will be added at the front entrance to the Community Center. A sign from the wetlands is being repaired along with a bench and will be set up at the wetlands.

ACC Report and Compliance – Paul Warren

Sixty-five building permits, including one new home were issued in 2025, over \$10,000 less was paid in permits than in the previous year.

Hurricane season is coming, property owners need to have their trees trimmed away from power lines due to the chance of high winds starting fires when branches touch power lines.

Legal Report – Phil Rossi

We continue to monitor properties in arrears and work with the attorney to collect money owed to the Cape.

Old Business

Changes in 2026

New Business

Installing two board members that were renamed after an uncontested race for their positions, Mr. Schroeder and Mr. Rossi.

Capers Report – Rae Jean Amy

Three new officers were voted in. The next event will be the Easter Egg Hunt April 14 at 10:00a.m. There will be a Bake Sale Memorial Day weekend. The Capers meet the second Monday of the month.

Fire Department Report – Asst. Chief Chambers

The fire department is very active and attended many calls. The fire department has received grants along with donations to be able to receive two new brush trucks. One is expected to be completed in May and ready for pickup. An ambulance service will be next door in the near future.

Property Owners' Comments

There was a question about allocating a fund for beautification of the front gate. Mr. Warren answered by saying donations and the Capers take care of the front gate. The Capers can not have more than \$10,000 in their account so he recently added lighting to the front gate to ensure they stay within the \$10,000.

There was a question about spending money on equipment for the maintenance department. Ms. Schwebel answered by saying it was spent on equipment needed for mowing or drainage.

There was a question about correcting/assisting the drainage. Mr. Johs answered by saying there are three stages to remediation, etc. which was addressed extensively at the Quarterly August 10, 2025 meeting.

Next Property Owners' meeting: Quarterly Property Owners' meeting May 16, 2026, time to be determined at the Community Center, Potluck May 15, 2026, 5:00 p.m. at the Community Center.

The meeting was adjourned at 2:40 p.m.

Respectfully submitted,
Pam Schuhsler, Scribe

/s/ Robert Johs
Approved

May 17, 2026