

**CAPE CARANCAHUA
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTOR'S MEETING
June 11, 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. Four property owners signed in on the attendance sheet.

Approve Minutes – Mr. Schroeder made a motion to accept the minutes of the May 14, 2026, Board Meeting. Mr. Rossi 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.

Mrs. Schwebel mailed the Internal Revenue Service a letter requesting an answer about why the Cape has not received the refund check owed to the CCPOA by the IRS. No response has been received.

Mr. Rossi made a motion to allow Mr. Warren to spend up to \$250.00 on July 4th decorations. Mrs. Schwebel seconded the motion, it passed unanimously.

Maintenance Report – Larry Schroeder

May Maintenance Report 2026

- Routine maintenance
- Routine changing of Construction Gate code
- Routine cleaning of Brush Pit
- Routine Mowing
- Routine cleaning of entrance and exit spikes
- Placed asphalt on sides of roads and in potholes
- Repaired Construction Gate after power outage
- Replaced camera at Pool 2
- Repaired pump at Pool 2
- Replaced damaged culverts
- Replaced tires on tractor
- Replaced Pier 1 light
- Secured loose boards on pier at boat ramp
- Replaced damaged stop signs
- Sprayed for mosquitoes
- Repaired septic for Pool 1, Office, and Maintenance Shop

A new sand filter was installed at Pool 2. Jackson County Sheriff's Department is investigating break-in at Pool 2.

Permits & Compliance Report – Paul Warren

Two permits were submitted and approved.

Tahar Boukhris – 893 W. Bayshore – Lots 913-915, 946-947 – Carport

Kenneth & Sharon Kelley – 2423 W. Bayshore – Lot 93 - Roof

Discussed cleanup needed on properties. Some unlicensed vehicles have not been registered in the Cape Office. Discussed about handing out registrations at the July 4th celebration at the Community Center.

Legal Report – Phil Rossi

Discussed charging a non-compliance fee for property owners not in compliance with the Cape's restrictions. A camera was purchased to use wherever needed for security.

Old Business

Discussed next year's budget of pool supplies, insecticides, fuel, and maintenance supplies.

New Business

Waiting for estimate from Silverback Septic Services for completion of septic repair of Office/Maintenance Building/Pool 1.

Property Owner's Comments

Clifford Davis thanked the maintenance department for mowing the wetlands. He would like the bench at the wetlands replaced. He asked about an audit. Mrs. Schwebel stated, money will not be spent on an audit. She asked Clifford Davis about a time and date to meet with Clifford Davis to answer any questions about the financials.

Went into executive session at 2:15. No final resolution was reached about road construction.

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

Adjourned at 2:30 p.m.

Respectfully submitted,
Larry Schroeder, scribe

/s/ Robert Johs
Approved
July 9, 2026