

**CAPE CARANCAHUA
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTOR'S MEETING
July 9, 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. Two property owners signed in on the attendance sheet.

Approve Minutes – Mr. Rossi made a motion to accept the minutes of the June 11, 2026 Board Meeting. Mr. Warren 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.

Maintenance Report – Larry Schroeder

June 2026

- Routine maintenance
- Routine changing of Construction Gate code
- Routine cleaning of Brush Pit
- Routine mowing
- Placed asphalt on road at outfall ditch on Bayshore
- Installed new sand filter at Pool 2
- Repaired ladder at Pool 2
- Repaired tractor
- Repaired light/electrical outlet on Boat Ramp Pier
- Screwed down loose boards on pier
- Placed gravel/limestone on gravel roads
- Filled in potholes with asphalt on roads
- Installed new keypad at Construction Gate
- Removed a speedbump on Bayshore
- Treated Pool 1 & 2 with algaecide & clear filter
- Treat community center bathrooms for ants.

Permits & Compliance Report – Paul Warren

Two permits were submitted and approved.

Susan Fuqua – 1744 West Bayshore – Lots 365, 366 – Bulkhead repairs

Mark & Maryann Moseley – 115 Calumet – Lot 1403 – Culverts & Driveway

Legal Report – Phil Rossi

Discussed talking with the attorney about charging a fee if property owners are not in compliance with the Cape's restrictions. Mr. Rossi is to follow up to provide update at quarterly meeting.

Old Business

Discussed the septic that services the office, pool 1, and maintenance. The board will meet with R&R Septic for the repair work needed to get an additional bid to compare with Silverback Septic Services bid.

New Business

Discussed fixing tiling of both pools.

Went into executive session at 2:00p.m. to discuss suggestions for property owners registering their golf cart, quarterly meetings, signage at front gate for “after hours phone”, video to introduce new property owners to the cape.

Next Board of Directors Meeting 1:00 p.m. August 13, 2026, at the Community Center.

Adjourned at 2:30 p.m.

Respectfully submitted,
Larry Schroeder, scribe

/s/ Robert Johs
Approved
August 13, 2026