

**Quarterly Meeting Minutes of the Property Owners
January, February, and March
Cape Carancahua Property Owners' Association
May 17, 2026**

President Robert Johs called the meeting to order at 2:03 p.m. Other board members present were Patti Schwebel, Larry Schroeder, Paul Warren, and Phil Rossi. Forty-nine property owners signed the sign-in sheet. Mr. Johs welcomed all, introduced the Board, and led the Pledge of Allegiance.

Approval of the Minutes

Charlie Taylor moved that the minutes of the Annual Property Owners' Meeting on March 8, 2025, be approved as written. Jack Thompson, 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. Michele Haile asked about the budget and was reminded it is listed in the Profit & Loss Budget Performance Report. An audit was discussed, Craig Brooks added that the last known audit was around 2012.

Maintenance Report – Larry Schroeder

Mr. Schroeder invited everyone to look over the 1st Quarter Maintenance Report. Mr. Schroeder reminded everyone that properties are to be mowed twice a month and that spraying for mosquitoes will take place on evenings when the wind is not blowing when needed.

ACC Report – Paul Warren

Twelve permits were issued during the first quarter of 2026. Mr. Warren requested that trees in the power lines be trimmed or removed due to possible fire hazard.

Legal Report and Noncompliance Report – Phil Rossi

We are still working with the attorney on two lots that are being foreclosed on by the Cape. If you see someone walking in the gate to go fishing and they do not have property in the Cape, call the sheriff's office. Do not let anyone in the gate unless it's someone you know.

Old Business

The vote to increase the Annual Membership/Maintenance Fee did not pass.

New Business

The vote to make changes to the Bylaws passed with a vote of 93 for and 88 against. (The final tally sheet is included with the reports)

Capers Report – Rae Jean Amy

Thirty-five attended potluck last night. Saturday, May 23rd at 10:00a.m. is the Bake Sale. There will be a parade and hot dogs for July 4th. Ms. Amy also reported that VOAD was having a training on "Stop the Bleed" and a Hurricane Preparedness meeting would take place on June 2.

Fire Department Report – Craig Brooks

Had approximately 76 service calls already this year. We should receive a new brush truck this summer and another is on order. Mr. Brooks reminded property owners that the Fire Department is always looking for more volunteers. Mr. Brooks also reported on a Synergy meeting he had attended.

Celebrations and Concerns

Property Owner Comments

Brian Churan reported that ESD 2 will build the Emergency Station. The plans are being worked out between the attorney and architect.

A request was made to have the Community Center sprayed for bugs. It will be done once estimates are gathered and it is determined which company to contact.

A request was made for yellow stripes to be painted on the speed bumps. Those will be taken care of.

It was brought to the boards attention that after the culvert was installed at Carancahua and Bayshore something else needs to be done. A wall will be installed in the area to prevent edges of the road breaking off or any other incidents.

Next Property Owners' meeting – The next Quarterly Property Owners' Meeting will be 2:00p.m. August 9, 2026, at the Community Center. Potluck will be August 8, 2026, at 5:00 p.m.

Adjourned – 3:10 p.m.

Respectfully submitted,
Pam Schuhsler

/s/ Robert Johs
Approved

August 9, 2026