

**CAPE CARANCAHUA
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTOR'S MEETING
August 13, 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 July 9, 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.

Maintenance Report – Larry Schroeder

July 2026

- Routine maintenance
- Routine changing of Construction Gate code
- Routine cleaning of Brush Pit
- Routine mowing
- Routing spraying of sides of roads, culverts, street signs, etc.)
- Repair tractor (backhoe)
- Repair mowers (belt, tire and fuel pump)
- Clean culverts & scrape ditches
- Repair Pool 1
- Place new step ladder at Pool 1 & Pool 2
- Repair septic for office, Pool 1, and shop
- Replace basketball goal
- Remove grass along fence

Permits & Compliance Report – Paul Warren

Four permits were submitted and approved.

Steven Mangel – 1730 West Bayshore – Lots 367, 368 – Bulkhead repairs

Kathleen Storz – 587 Bayview – Lot 1005-1008 – concrete driveway

Kristian Grundler – 2126 West Bayshore – Lot 13 – storage building

Garland Hart – 2622 West Bayshore – Lot 51 – Add pier & dock

Builder attended meeting for property owner who wants to build two-story house on stilts at OAH of 35'. Restrictions state 32' but Texas law states 40' max. Approval provided for 35'.

Legal Report – Phil Rossi

Mr. Rossi to follow up with lawyers on non-compliance fees for added toby-laws and ask about donations from property owners or fundraisers done by property owners. There are 15 properties in arrears, all to be turned over to lawyer to begin collection process.

Old Business

Nothing discussed.

New Business

Chip seal to begin late August 2026 at a contracted expense of \$113K. Discussions will begin on 2027 road repairs.

Property Owner Comments

Cliff Davis suggested that playground equipment be out at the pavilion instead of the community center and check if old lighting from the community center could be used at the pavilion. A suggestion was made to check the price for large fans for the community center. A pool supplies list will be sent to Cliff Davis. He has offered to assistance in purchasing supplies and the Cape will reimburse him.

The Fire Department asked that they be contacted when pools are drained in the future so volunteers can be trained on the pump truck.

A list of items to repair/upgrade/add park playground equipment, community center additions, fire department gate and intercom system for front gate will be provided to office personnel for research.

Estimates will be gathered to replace the bathrooms at Park 1.

Executive Session

Went into executive session at 2:45p.m. It was determined more research will be needed for the newsletter and EMS fire gate.

Next Board of Directors Meeting 1:00 p.m. September 10, 2026, at the Community Center.

Adjourned at 3:15 p.m.

Respectfully submitted,
Larry Schroeder, scribe

/s/ Robert Johs
Approved
September 10, 2026