CAPE CARANCAHUA
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTOR'S MEETING
October 8, 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.

Rae Jean Amy, representing the Capers, stated the Capers would like to buy chair holders for the Community Center, picnic tables, and electronic sign for the Cape. They are asking for the Cape to build a stand for the sign and provide electricity. Nothing was determined at this time.

Approve Minutes – Mr. Warren made a motion to accept the minutes of the September 8, 2026. 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.

Cliff Archer asked for total cost of improvements to the Community Center, roads, playgrounds, etc. Ms. Schwebel assured all that updated costs would be available at the Quarterly Property Owners Meeting in November.

Maintenance Report – Larry Schroeder

Maintenance Report – September 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.)
- Continuing cleaning/scraping ditches
- Installed new chlorinator at Pool 2
- Screw down loose boards o piers
- Installed new hardware on swings at Park 1
- Constructed & placed new lounge chairs at Pool 1 & 2
- Continuing to add asphalt on sides of the roads
- Repaired the Maintenance truck
- Repaired the Front Gate spikes
- Painted the Front Gate Entrance & Exit structures
- Repaired the pool pump at Pool 2
- Plated flower bushes at the Community Center
- Installed a new light on Park 1 pier
- Replace culvert pipe at the Boat Ramp

- Removed the benches from Boat Ramp pier
- Repaired Construction Gate
- Reworked corner of Carancahua and Bayshore

Permits & Compliance Report – Paul Warren
Two permits were submitted and approved:
Gary Conway - Lots 392, 393 – 1440 W. Bayshore Dr. – Roof Replacement
Ron Stevenson – Lots 745, 746 – 95 Stovall Dr. – Changes to Driveway

Legal Report – Phil Rossi
Lawyers working on ten properties in arrears.

Old Business
Updates on improvements/construction on pier, bathroom, Community Center, etc.

New Business
1. The 2027 budget is still under consideration.
2. An estimate has been issued for 2027 road construction by Sylvia Construction. The estimate is for work to be done on Mollnar, Buckskin, Curlew, and Covey.

Executive Session
Went into executive session at 2:30p.m. No conclusions were reached about personnel.
Discussed 2027 Budget.

Next Board of Directors Meeting 1:00 p.m. November 12, 2026, at the Community Center. There will also be a Property Owners' Quarterly Meeting November 8, 2026, at the Community Center and Potluck November 7, 2026.

Adjourned at 3:30 p.m.

Respectfully submitted,
Larry Schroeder, scribe

/s/ Robert Johs
Approved

October 8, 2026