



# *The* **Fountain**

**Cape Haze Community Newsletter**

Volume 12, Issue 1

January 2008

## **CHPOA President's Letter**

It's been a fairly quiet return to our piece of paradise. The Board and our other volunteers have been working on the hidden jobs that help us function – we hope to have many of the details ready to go at the January 19 Annual Meeting. Right now, we're working on possible Community Center improvements and entry beautification, depending on what we can afford!

The dues and Common Area Maintenance payments are coming in – if you've forgotten to pay, please send your check to Shell Rieley or myself (15 Spyglass Alley) or bring it to the Annual meeting. We count on the dues for everything we do to make and keep Cape Haze as beautiful and functional as possible.

New directories are in the works. Homer Hoe and Bill Snyder are working on the project, and after we elect our new Directors and complete the social schedule, they'll finish crunching the data. The Directory takes an enormous amount of work, and Bill and Homer deserve our special thanks. We hope the Directory will be ready in February.

Unlike last year at this time, we have water. But environmental issues are still with us. The old Mercury Marine facility was sold to a developer who is talking about a world-class resort and convention center. Hundreds of unsold condos and acres of cleared land line Placida Road. Our county board has approved a very bad deal with Mosaic, Inc, a major phosphate mining company whose activities as proposed would degrade our watershed. There is widespread opposition to the present plan, including opposition from both Lee and Sarasota counties. We're carefully monitoring the phosphate issue, and we never lose hope.

I hope all of you are having a healthy and happy 2008, and I look forward to seeing you at the Annual meeting. It remains an honor to serve the membership.

Sincerely,

Marv Medintz, CHPOA President

**CHPOA Annual Meeting**  
**Saturday, January 19, 2008**  
**10:00 AM**  
**Coffee 9:30 AM**

## Letter to the Editor and to Cape Haze Neighbors

### CHPOA – The Good: the Bad and the Ugly

Last fall I asked a sitting board member a simple question, "What do you think about CHPOA?" He replied, "WE HAVE TOO FEW MEMBERS AND THEREFORE WE HAVE TOO LITTLE MONEY." How succinct and on the mark.

I responded, "Why don't we become a District – it solves both parts of the problem?" "Oh, no, we can't do that," he replied.

#### The Good

One of our Board Members understands our 38-year old problem. An old proverb states "A problem defined is a problem half solved." Now we need to investigate viable alternatives needed to complete the solution.

His statement also recognizes that more members, not higher dues are necessary to provide increased funds which could be used for repairing the pool's scum gutter system and repainting its basin, remodeling or replacing the community building, making the access dock to the beach property more user friendly, replacing the fountain's cheap fix with a new hydraulic system, upgrading our entries, burying our utility services, installing modern street lights, etc., etc. Most of the foregoing projects **cannot be achieved by CHPOA.**

By deed and by agreement our major amenities "inure to the benefit of 426 **lots**", which includes all of Cape Haze. Therefore the benefits "run with the land" and each lot owner should be paying his fair share for their costs. If this were done, we would have **enough** members and therefore **enough** money!

The **best news** of all is that there is a way to raise enough money by becoming a "Special Dependant District". All it requires is a County ordinance written under State Statute 189.4041 which would give us the opportunity to vote it in. There are 46-plus special dependant districts for subdivisions like ours operating in the Tampa area. Pay no attention to the Board's propaganda and "red herrings". Because these districts are created in Hillsboro County, they **can also be created in Charlotte County.**

The other good news is the wonderful social programs put on by the Women's Club under the guidance of Mary Lou Fitzgerald. Unfortunately, many of them are poorly attended. There were only 25 persons at the New Year's Day Brunch.

And lastly, we owe a debt of gratitude to the volunteers who work in many ways to keep Cape Haze presentable in spite of its 50-year old frumpy look.

#### The Bad

Among the bad news is the declining membership, from 136 in 2005 to 120 in 2007. Included in the decrease were two past presidents of CHPOA. The number of CAM members (those paying \$100/year for common area maintenance) has increased to 203 members, 83 more than CHPOA. Those 83 members represent a vote of no confidence for CHPOA.

I expect this latter number to increase as CHPOA membership continues to decrease in 2008. As one CHPOA member put it, "I wish they (CHPOA Board) would do something for us instead of playing County politics". Because we need the County on our side to become a district, our Board should be posturing as a County protagonist.

We have too few members and therefore too little money. The Board has no plan to effectively change this, while refusing to let the membership be properly informed on the "district", which is the only viable plan on table!

#### The Ugly

To inform the membership of the benefits of Special Dependent Districts, the day before the November 10, 2007, CHPOA Special Membership meeting, I had emailed the CHPOA President's address list to expect a motion at the meeting stating that "the membership directs the Board to invite Ms. Mary Mahony from Hillsborough County, and a President of one of their Districts, to make a presentation to our membership on our becoming a District."

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### ***Continued from Previous Page***

Then at the meeting when the President called for "Old Business" I rose to be recognized to move the motion, and was told a motion would not be accepted because there was no old business to be discussed. It had been forgotten that Jean Corbin had tabled a discussion of our becoming a District last year.

The President then called for "New Business". Again, I rose and requested to move a motion which was denied. My protests of censorship were to no avail.

Therefore, both our By-laws and Robert's Rules of Order were violated. Remarkably, not one of the Board Members nor any of the members objected!

These actions disenfranchised all our members by denying motions precluding our right to vote on them. It seems to be forgotten that the Board is to serve the members, not the other way around.

Let's look at our situation as members:

1. We do not have the right to elect our Board Members or our President. Instead, we are asked only to **ratify** the Board members who are selected by a small nominating committee and approved by the Board. The president is then elected by the Board. The membership has no choice.
2. Now we have no right to move a motion.

3. In essence, we members have no voice in the proceedings.

If the people of Cape Haze really don't want to become a District, as we keep hearing, why couldn't the motion have been accepted? Surely the members who don't want the District would have voted it down!

All we can do as members is to come to the meetings to listen to what the Board has done and has decided to do, and to pay our dues. No wonder the attendance has fallen off. At the last meeting, we had approximately 25 members out of a total of 120. A number of members I have talked to think CHPOA is in a final decline.

### **So what is a Member to do?**

Because we have all been disenfranchised, the only meaningful vote we can make is with our checkbooks. The Board counts noses. If enough members do this, we might get their attention.

Personally, I am going to wait and see if the new Board is willing to sponsor an informative meeting on the District by Ms. Mahoney and others she chooses at the April '08 Special Membership Meeting. My dues will be contingent on the Board's action.

John Scholten  
697-3694

*(This letter was condensed by Fountain editor to conserve space.)*

## **Book Review Group Changes May Selection**

*The Daughter of Time* by Josephine Tey is the replacement May selection for the Cape Haze Book Review Group. The meeting date remains Tuesday, May 13 at 10:00 am at the Community Center.

Check the Upcoming Events on page 5 of the *Fountain* for other dates and discussion titles.

Newcomers are always welcome.

## **Oldies but Goodies ? - 1964 Costs**

3-Bed, 2-Bath house in Crystal Lake, Ill - \$20,900  
GE Washing Machine - \$169  
RCA Color TV - \$550  
Steak Dinner in Manhattan - \$8  
Ford Mustang - started at \$2368

Thunderbird Rental Car - \$9/day + \$.12/mile  
Gallon of Regular Gas - \$.27  
American Airline 1st Class NYC to LA - \$160  
St. Moritz, Manhattan - \$12/single, \$16/double  
First Class Postage Stamp - \$.06

# Cape Haze Women's Club

Guess you can say we hit the tarmac running!!! Time flew through the fall and, "wow", were we busy!! Welcome Back BBQ, Decorate and undecorate Cape Haze, Sloppy Joe Supper, Holiday Glitz Gala, Festival of Lights NON parade—it rained—a pot luck dinner, New Years Brunch, Friday Night Social, three CHW meetings, three book reviews and let's not forget aerobics!!! To all who helped **THANK YOU SO MUCH**, to all who attended **THANK YOU SO MUCH**. We would not have had such a great time without **YOUR HELP and YOU!**

Just to let you know that at least 63 properties were decorated for the holiday season. If you missed getting a thank you on your mailbox—sorry—perhaps your lights were only visible from the water. Next year can we make it 100?

So now what is in store for "winter" and spring? Is it ever winter in Cape Haze?

You can check things out on the Cape Haze Website at [www.capehaze.org](http://www.capehaze.org) or just read on.

**Women's Club Monday Meetings** - and we encourage you to bring guests and spouses to the January and February events -

**January 21 - Shelling and Lunch on Palm Island.** Call Karen Irvine, coordinator, at 697-8883 for reservations.

**February 18, Off to Spanish Point** and lunch at Gold Rush BBQ in Venice.

**March 17 Lunch with Women Of Windward!** Still working out the details. Sue Butler, coordinator,

**April 14 Spring Luncheon at the Community Center** CHW Executive Board—we MIGHT be doing a Yankee Swap—some of you really missed it at Christmas.

And now **CHPOA social events:**

**Friday Night Socials—2<sup>nd</sup> Friday of the month 5-7 PM at the Community Center.** You know the rules—bring beverage of choice and an appetizer to share and come on members—bring a guest—someone who usually doesn't attend!

**Sunday, February 3, A Super Bowl Party - 5: 30 PM at the Community Center.** Bring team spirit and a covered dish to share. Joye Scholten, coordinator.

**Saturday, March 8, Family Beach Party - 11 AM – 3 PM on Don Pedro.** Remember the great time last year—well, we are going to make it even better—come and see for yourself. Helpers needed.

**Saturday, April 5, Spring Fling Oldies but Goodies Theme - 6 PM at the Community Center.** Don't miss this one (thought the Holiday Gala was great—you AIN'T seen nothing yet!). Slick down your hair, roll up your sleeves, wear a poodle skirt, and mark the date. We'll be rocking, rolling and discoing all night long. Might even have some celebrities!

Details to follow and PLEASE COME and bring guests. Hope to see at least 99 people there—not kidding—they tell me "50 is a good turn out in Cape Haze"—we are setting our expectations too low—only when we hit 99 attending will I be happy!!!!

**Boat Rendezvous** sometime during the week of April 7-11. Probably heading to Burndt Store Marina! Would you share your boat?

We're already looking forward to next season in an attempt to tie up loose ends before the beginning of summer. It would be helpful if all women wishing to join CHWomen would pay their May 2008-April 2009 dues before May 1.

Dues of \$20 should be sent to Bev Martin. All CHPOA women are eligible for membership.

Have some neat ideas or requests for next year? Please inform one of the CHW officers: Clare Landmann, Percy Medintz, Bev Martin, or Mary Lou Fitzgerald.

Think that is it for now so if you need more information, check the Cape Haze website at [www.capehaze.org](http://www.capehaze.org) or e-mail me at [MLZIGFITZ55@comcast.net](mailto:MLZIGFITZ55@comcast.net).

Mary Lou Fitzgerald or "Fitz"  
Cape Haze Women's Club President

## Upcoming Events

- January 19**      **CHPOA Annual Meeting**  
10:00 AM - Community Center  
9:30 AM - Coffee & Socializing
- January 21**      **Women's Club Shelling & Lunch at Don Pedro**  
9:00 AM - Leave Community Center  
Must Call Karen Irvine, 697-8883
- February 3**      **Super Bowl Party**  
5:30 PM - Community Center  
Reservations, Call Joye Scholten, 697-3694
- February 8**      **Friday Night Social**  
5:00 PM - 7:00 PM - Community Center
- February 12**      **Book Review - *Snow* by Orhan Pamuk**  
10:00 AM - Community Center
- February 18**      **Women's Club - Historic Spanish Point Trip**  
9:00 AM - Leave Community Center  
Reservations, Call Percy Medintz, 698-1519
- March 8**      **Family Beach Party**  
11:00 AM - 3:00 PM - Don Pedro
- March 11**      **Book Review - *A Fine Balance* by Mistry**  
10:00 AM - Community Center
- March 14**      **Friday Night Social**  
5:00 PM - 7:00 PM - Community Center
- March 17**      **Women's Club Meeting and  
Lunch with Women of Windward**
- April 5**      **Spring Fling Oldies but Goodies Night**  
6:00 PM - Community Center
- April 8**      **Book Review - *The Good German* by J. Kanon**  
10:00 AM - Community Center

## **E-Mail Submissions to *The Fountain***

An e-mail submission to the January issue of the *Fountain* was not opened by the editor and, therefore, not considered for publication. For this oversight, I sincerely apologize.

In my discussion with the author of that letter, we decided I should explain why that occurred and set up some guidelines that would attempt to assure that it would not happen in the future. Toward that end, I'm writing this note.

I do not open e-mails, or download attachments, from addresses I do not recognize and especially if they do not have a subject, so . . .when sending in an article:

Put *Fountain* Submission in the Subject Box, and,

If you are having a third party send it, or if you have never e-mailed me before, it might be a good idea to call me to let me know an e-mail is coming from your e-mail address.

Again, I apologize for this inconvenience and welcome any comments or suggestions.

Nancy Buechler, *Fountain* Editor, 697-0885

## ***The Fountain***

is published January, March, May, and November.

All articles, letters, photographs, and "Upcoming Events" received by deadline will be considered for publication.

Text submissions should be Microsoft Word files.

Photographs should be .jpg files of at least 400kB in size.

Text and photographs should be attached to e-mail and forwarded to NancyBue@aol.com.

Hard copy submissions may also be considered.

**March Deadline is  
March 6, 2008**

# *The Fountain*

Cape Haze Property Owners Association  
P. O. Box 690 Placida, FL 33946

**IMPORTANT  
CHPOA Annual Meeting  
January 19, 2008 at 10:00 AM**

*Inside this Issue:*

- ◆ **CHPOA President's Letter**
- ◆ **Open Letter to Cape Haze Neighbors**
- ◆ **Social Events Update**