

CAPE HAZE PROPERTY OWNERS ASSOCIATION
SPECIAL SPRING MEMBERS MEETING
APRIL 12, 2008

Meeting called to order by President Marv Medintz at 1006. A quorum of members and Directors was deemed to exist.

Bill Dahms presented the report of the **Secretary** covering the last Annual Meeting which was approved based upon motion of Messrs. Landmann and Wunsch.

Shel Rieley presented the report of the **Treasurer**. Highlights included:

1. CHPOA: 109 paid vs. 122 for 2007; 206 paid CAM vs. 204 for 2007.
2. Expenses for CHPOA, ytd, are \$7.8M over plan due to insurance and due to plantings at the entrances. For CAM expenses are well below plan (-\$4.5M).
3. Total Liquid assets are at \$122M.

Report approved on motion of Messrs. Landmann and Hoe.

Shel then discussed **Insurance**. The cost for our insurance is up by \$1300 since we were dropped by Nationwide and had to find a new provider. The building was only insured up to \$95M under this. We need to increase it to its real value of \$240M. This will cost another \$2M. He also advised that we are not covered for windstorm because of the cost and recommended that we not buy it. Upon motion of Messrs. Landmann and Wolthoff the motion carried with 2 no votes. The Board will review the overall insurance picture and the option of having high impact glass.

Mary Lou Fitzgerald gave the **Women's Club** report. She reported that the Spring Fling was a big success and was congratulated for the great job she did.

Ralph Bond gave the **CAM** report. Focus has been on the front entrance and the fountain. He received kudos for all the work he has put in on these areas. He is also reviewing the trimming and cutting budget.

Clare Landmann gave **the vacant lot mowing** report. There are 71 lots. 46 have paid or do their own. 25 have not yet paid and she will re-bill.

Bill Dahms gave the **MSBU** report. Since the paving is finished and there are no other projects we have reviewed the budget and reserves and found that we are over reserved and can reduce the MSBU tax from \$227 to \$100. There is still a need for one more member on the Placida MSBU and members were encouraged to apply.

Nominating committee report was given by Bill Dahms who reported that Ross Witschonke will assume the board position vacated by M. Rosen.

Marv Medintz gave the **environmental report**. The biggest issue facing us is the county's planned new ordinance on Planned Developments. This will remove all zoning! We are fighting it and hope to have cooler heads prevail.

Sandy Johnson reported that iguanas are a serious problem at her house and they are spreading.

Marv also reported (on behalf of Karen Irvine) on the beautification project at the front entrance. This was focused on planting a group on new trees and re-landscaping the area. It cost \$8500 which had been budgeted over the past three years.

Hal Johnson reported on the **Funding Alternatives committee**. We are looking at five options to pay for the common areas and the association's needs in the future.

They are:

1. Mandatory Membership
2. Extension of CAM or Reconfiguration of CAM/CHPOA
3. A special district with or without deed restrictions.

Committee is Hal, Marv, Sue Butler, Bill Dahms, Bill Kupersmith, Lamar Seals and Stan Friedenber.

New Business:

Bill Dahms discussed the pool. It costs us \$7M per year and is used by only a few families. 16% of our dues go to the pool.

He recommended that it be removed.

A strong discussion ensued and Hal Johnson made a motion (seconded by Don Libby) to have board study the issue and recommend a strategy to the members. It was carried with one no vote.

Meeting adjourned by acclaim at 1130.

Respectfully submitted:

William J. Dahms

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Vice President and Secretary

CHPOA