

## Cape Haze Property Owners Association

### Special Members Meeting

APRIL 18, 2009 10:00 AM

The Special Member Meeting was called to order at 10:01 AM. by Ross Witschonke, President. A welcome to the 29 resident units and introduction of the members of the Board and positions followed after the flag salute.

Art Hanson—MBU,	Ben Cirka Deed restriction
Mary Lou Fitzgerald, Secretary	Ralph Bond, CAM
Susan Butler Vice president & Membership	Karen Irvin Membership
Shell Rieley treasurer	Stanley FriedenberG Deed Restriction (in absentia)

The following were announced and introduced to be as working committees for Cape Haze. Ross offered a special thank you for all who participate and help in CHPOA.

Data Base Maintenance	Bill Snyder	Environmental Awareness	Marvin Menditz
Neighborhood Watch	Bill Dahms	Marine Neighborhood Watch	Hank Irvine
Welcome Committee	Clare Landmann	Community Center Scheduling	Jeanne Corbin
Community Center Library	Ellie Wolthoff	<i>The Fountain</i> Publication	Nancy Buechler
Minimum Wake Zone	Paul Wunsch	Property Sales Board Coordination	George Wolthoff
Roads/Drainage MSBU(county public works)	Art Hanson	Vacant Lot Mowing	Clare Landmann
Environmental Protection	Sandy Johnson	Website Management	Homer Hoe

The **Minutes** of the January 24, 2009. Annual Meeting were accepted as published.

**Treasurer's Report** reported by Shell Rieley was accepted. Special notations because of pool removal an insurance refund of approximately \$800 is forth coming. Pool removal and associated costs is under budget. CD has been renewed. Membership Update currently CHPOA 89 Cam 172. Down from 2008.

**CAM** Ralph Bond reported that since January's Annual Meeting the pool has been removed and temporarily the area has been grassed. Contracts have been secured for fertilization and insecticide treatment at common areas. Various areas have been "spruced up". A refurbished back door to the CC has been completed. Fountain is only running from 5-9 pm because of water restrictions.

**Vacant Lot Mowing** Clare Landmann reported that there are now 47 paid lots, 11 lots are cared for by the owners. A second billing is being sent.

**Women's Club** Mary Lou Fitzgerald Women's Club President, thanked all for their participation in social activities and questioned if people would like some additional summer activities.

**MSBU** Art Hanson reported that the committee Dahms, Menditz have for the past 2 years managed to have a portion of our property taxes lowered. It is thought that the construction of the Cape Haze Dr. Bridge on the E side of 775 will be done with Federal Stimulus money and not from MSBU funds.

The **CHPOA 2009 Board** has chosen **three major Priorities** as announced by Ross Witschonke.

- **Deed Restrictions Ben Cirka** The main thrust will be to preserve the integrity of Deed restrictions. Researching what is our enforcing capabilities. Arbitration may be used to solve problems. Asking county to enforce the various ordinances.
- **Outdoor Space Redesign Committee** Homer Hoe chair, committee Art Hanson, Eva Furner, Clare Landmann. Main thought at this time to transform pool area into a social gathering space. Timeline is to present ideas and cost at Nov meeting, vote at January Annual meeting. A survey was passed out for more input.
- **Membership** Susan Butler reported that they would contact previous members who did not join CHPOA this year to try and determine underlying reasons.
- **Neighborhood Watch**—Bill Dahms will chair the revival of this committee. New signage will be placed at CH Entrances. All members of the community are encouraged to keep a watchful eye.

Comments, questions concerns from members

Are social activities only open to CHPOA Members? No, this is a neighborhood—open to all Cape Haze residents.

Can CH become a Special District—theoretically yes, practical no. County not receptive.

Percy Angelo shared info on:

- State revisiting no wake zones,
- State will no longer require concurrence from transportation authority for new developments in urban areas, and Cape Haze is designated an urban area.
- Wildflower price has been greatly reduced and Lemon Bay Conservancy is considering purchase to preserve as a wildlife sanctuary.
- Mercabo is back to original owner.

Can we publish a list of “Who to call numbers.”?

Being no other comments the motion was made by Mitch West seconded by Karen Irvine and carried Meeting adjourned at 11:15 AM.

Respectfully submitted,

Mary Lou Fitzgerald

Mary Lou Fitzgerald, CHPOA Secretary