

CAPE HAZE PROPERTY OWNERS ASSOCIATION SPRING MEETING

April 14, 2012, 4:05 @ Community Center

Twenty two CHPOA Member families were present with a total attendance of 37 at the meeting.

Arthur Hanson, president, called the meeting to order at 4:05 PM followed by the Pledge of Allegiance.

The **minutes** of the Jan. 21, 2012 CHPOA Annual Member Meeting was motioned for acceptance by Don Landmann, seconded by Carol Bond. Motion carried.

Treasurer, Sheldon Rieley, reviewed expenditures and income for 2012. Membership at this time CHPOA 87, CAM 14-- in line with numbers from 2011. Expenditures highlighted were legal work for Deed Restriction Revitalization; for \$557. during 2012. Two questions were raised for the treasurer.

- Marv Medintz mentioned that the D & O policy for the BOD should be more than \$1,000,000.
- Don Landmann had concerns about the Neighborhood Watch.

both questions will be looked into and reported at the May BOD meeting.

The report motioned for audit by Marv Medintz, seconded by George Wolthoff and carried.

Reports of Standing Committees:

CAM: Bill Blasdell reported that since fall of 2011 the following has been accomplished. Tree trimming along right of ways on vacant lots and common areas, power washing of shuffle board courts and community center deck, fountain professional maintenance service periodically. A lawn service mows CC area and common areas every Wednesday. also investigation is ongoing concerning the replacement of the septic drain field. After camera viewing the BOD will make a decision as to the necessary action to take. Don Landmann moved for acceptance of report, cindy Howell second, motion carried.

Vac. Lot Mowing. Clare's Landmann reported that a second billing has gone out in the beginning of April for 2012. 82 vacant lots. 52 owners have paid to participate in this program mowing 6 times/ year at a cost of \$160. Per lot. 21 lots are still unpaid for by 16 owners, 8 lots are self mowed and one lot wooded. Moved by Nancy Buechler, seconded by Ellie Wolthoff the report was accepted.

Welcome 3 new families to the CH community Bilderback, Runyon and Blessing was offered by Clare Landmann. also first time attendees the Rupert's were introduced , 20 Spaniards Rd.

Clare also reported and thanked all, that 7 bicycles have been given to her to take to Ocala. Great participation by CH.

MSBU Concerns of high roads with drop off shoulders has been brought to the attention of the MSBU, cul-de-sac at end of S. Green Dolphin and also tree roots on Gaspar Dr. The MSBU will report later in month as to actions if any that will be taken. Cape Haze representative on the MSBU are Marvin Medintz, Art Hanson and Bill Dahms. **Marv Medintz**—MSBU assessment state at the member comment time that MSBU fees would remain the same as previous years.

Cape Haze Women's Club Nancy Buechler, past president of the **C H Women's Club** gave a report on Kids In Need charity. and the collections that have been happening in CH. Prom clothing for males and females are being collected and also a flip flop drive as school children really need shoes. the new officers for the CHW are co-President Cindy Howell and Karen Irwin, co-vice pres, Leann Tobin and Nada Foehringer, secretary Penny Rieley and treasurer Mary Landy. The new and former boards will meet in May to plan events for the next season. FNS will continue throughout the summer.

Kitchen renovations: a preliminary report as to design and function of the kitchen was reviewed by Mary Lou Fitzgerald. Bids have not been received and investigation is still taking place.

Other reports:

Community Center landscaping committee:

Planting and some fencing are still planned for behind the CC. Up lighting in some areas of the front of the Community Center are being investigated by CAM.

Placida Road Project review and update was presented by Sue Butler. Final approval has been given on the project. Re-milling and paving of 775 from Rotonda West Blvd to Cape Haze Drive, no shoulders, acceleration and deceleration lanes at selected streets, multiuse sidewalk/bike/path on the east side of the road from Rotonda West

Blvd to the causeway area to Boca Grande, no lights. Plans are also to maintain existing plantings in the areas. Dan Quick, will report to CC commissioners on April 24 concerning funds for the project.

A question was raised—is the county buying land for retention ponds?—At this time on does not know.

The Landings Development—trailer-Boat storage . Penny Rieley reported that a small posting sign in February on the Landing property was for a zoning variance request from residential single family 3.5 to commercial open storage boat and trailer. In March the zoning board denied the request for the zoning change. There is current concern about the additional entrance at the Landings which is at the open area where storage was to be located. Originally there was only one entrance to the development. Local opposition to the request as well as being surrounded by wetland area helped to deny the request. **Landings Special Excepting Rezoning** was defeated unanimously by all zoning members on March 14. Further discussion on entrance will be taken into consideration on April 21.

Charlotte County Candidate Forum. Percy Angelo reported that on Tuesday, February 27, at 7pm, a Candidate Forum for the 8 Charlotte County Candidates was held with 56 people from CH, Windward and Placida Harbor in attendance. It is anticipated that this will become an annual, bi-annual event. It is important that the candidate know who we are and we would like them to be responsive to us. Residents who wish to vote in the Florida primaries must register by July 16. Primary Election August 14. Commissioner Starr has a once a month Kitchen Cabinet meeting for residents to attend. Check CC website for time and location.

Deed Restrictions Revitalization—an email and letter was received from E. Sturgis, Esq. stating the Florida Department of Economic Opportunity has completed its review of the proposed revived declaration of covenants and other governing documents for the Cape Haze Property Owners Association, Inc., and had determined that the documents comply with the requirements of Section 720.406. F. S.

A further email to Mr. Hanson stated

Attached please find the Amended and Restated Declaration of Restrictions for Cape Haze POA which requires the notarized signatures of both you, as President of the Association and Mary Lou Fitzgerald as the Secretary. This document will need to be fully executed and returned to our office no later than April 23rd for recordation with the Charlotte County Clerk before the expiration deadline imposed by the Florida Department of Economic Opportunity. I have attached a copy of the approval letter from the Department along with this e-mail.

Pursuant to section 720.407(4) F.S. a complete copy of all of the approved, recorded documents must be mailed or hand delivered to the owner of each affected parcel. . . upon recordation in the public record of Charlotte County.

It was decided at the last BOD meeting that all letters would be sent to each parcel owner and not hand delivered. Mailing will be done by CHPOA secretary.

Ratification of Bylaw change. the following Concerning CHPOA Board and Quorums at BOD Meetings

Article IV Board of Directors,

Section 6 Quorum to read as follows:

The quorum shall consist of **four (4)** or more Directors. Proxies are not authorized at a meeting of Directors.

The act of a majority of the Directors present at a meeting when a quorum is present shall be the act of the Board of Directors.

was moved by Sue butler, seconded by Lorrie Flowers and passed unanimously.

Changing one CHPOA Director term for the year 2013—Because of changing the number of BOD from 9 to 7 it necessitates having one 2 year term to make the rotation correct. This will be the term currently held by Ralph Bond (Stanley Friedenber term 2010-2013). It was moved, seconded and motion carried. This change will make the rotation of 2 -2-3 per year schedule possible.

Other Business:

Don Pedro Land Base: Percy Angelo shared concerns that would limit the trailer residential units to 3, in the middle of the land base of the Don Pedro Land side Park. It was further suggested that CHPOA in addition request aesthetically appropriate residential units to blend in with the setting.

Being no further comments the meeting was motioned for adjournment by Sue Butler, seconded by Clare Landmann and concluded at 5:10 PM. Let's Roll a casserole dinner, sponsored by the CHW began shortly after.

Respectfully submitted,

Mary Lou Fitzgerald

Mary Lou Fitzgerald, CHPOA Secretary