

CAPE HAZE PROPERTY OWNERS ASSOCIATION ANNUAL MEETING

April 13, 2013, 4:00 @ Community Center

Twenty-one CHPOA Member families were present, 3 non member families and a total attendance of 35.

Arthur Hanson, president, called the meeting to order at 4:10 PM followed by the Pledge of Allegiance. Homer Hoe motioned to waive the reading of the minutes of the Jan 19, 2013 CHPOA Annual Member Meeting, seconded by Carol Bond and carried. It was motioned for acceptance by Carol Bond, seconded by Penny Rieley to accept the published minutes of the Jan. 19 Annual Member Meeting. Motion carried.

Treasurer, Lee Buechler reviewed expenditures and income thru March 31, 2013. As of this date there are 91 CHPOA member families and 135 Cam. Motioned by Don Landmann and seconded by Ralph Bond to approve treasurer's report which was filed for audit. The report of the audit of the financial books by Robert Martin was read and attached to the minutes. Motion for acceptance for audit by Don Landmann and seconded by Hilary Dahms. Motion carried.

Reports of Standing Committees:

CAM: Bill Blasdell reported that there are now new roof leaks which happen during a hail/wind storm the end of March. An estimate of \$31,500 was given by Kirkey Roofing to re-roof which included removing old roof, installing new insulation and placing a 2 ply self adhered modified roof on top with a 20 year warrantee. Comments from the attendees. Ralph Bond reported that some years ago, around 2008, the manufacturer of the roofing material on the CC stated that the roof would last approximately 10 more years. Questions were raised about insurance coverage—will be checked on. A volunteer committee of Bill Blasdell and Don Landmann, and resident Malcolm Glidden will be formed to investigate roofing concerns. NO action was taken other than forming committees.

Vac. Lot Mowing. Clare's Landmann reported that currently CH has 37 owners paying for mowing of 65 lots. Five owners self mow 6 lots. 2013, ten owners still unpaid for 10 lots. President Art stated that he will start legal proceedings if owners do not pay for the CH mowing service or do not mow their properties. Gerry Schreiber is being trained by Clare to take over the responsibility of Vacant Lot Mowing coordinator.

Barb Hanson, **Welcoming Committee representative** reported that there are 8 new families who were welcomed to the CH community: Erickson, Layne, Matton, Newcomer, Robinson, O'Hara, Matthews and Sutton. Deed restrictions are included in the CH Welcoming Packet.

MSBU. Bill Dahms reported that no meetings are now scheduled but perhaps in June. Fees for the MSBU would most likely remain the same. In the future the road of CH will need to be resealed.

Cape Haze Women's Club Cindy Howell, co-president of the **C H Women's Club** reported on the upcoming Holiday Gala, December 12, Boca Royal. The 2013-14 schedule will be on the CH website. Men may join in the activities sponsored by the CHW club.

Other reports:

Deed restriction #5, #6, the community is responding favorably to the deed restrictions. A scrivener's error has been corrected in Deed Restriction #6. The word "or" was removed from "boat or trailers". This change has been handled by Ernie Sturges, Esq.

Sewers for Cape Haze. Lee Buechler, spokesman for the committee spoke about the concerns. L. Buechler, A. Hanson, B. Snyder, B. Dahms, R. Witschonke, Percy and Marv Medintz and H. Hoe. The committee's function first is to discern the sense of the community and then take that to the authority. As of this date of 282 properties, 236 ballots were returned (49 non responders), 201 or 85% are opposed to sewers for CH. 34 in favor of sewers and most of these are investor properties. Results of the CH Sewer committee have been shared with the county. County will report their ballot findings at the end of the month.

Other Business:

Penny Rieley brought up concerns of an article by Bret Slattery referring to us as Cape Haze **West**. After talking to Mr. Slattery he apologized and stated he would refer to us as Cape Haze. It was asked by Penny to be on the lookout this summer if this happens again.

Being no further comments the meeting was motioned for adjournment by Penny Rieley, seconded by Mary Kupersmith and concluded at 4:57 PM. A BBQ dinner, sponsored by the CHW began shortly thereafter.

Respectfully submitted,

Mary Lou Fitzgerald

Mary Lou Fitzgerald, CHPOA Secretary

Re: Audit of 2012 Books

Mr. Art Hanson, President

CHPOA

March 19, 2013

Dear Art:

Today I reviewed the books of the Cape Haze Property Owners Association, comprised of the following accounts:

CAM; CHPOA; Legal; Vacant Lot; Reserve Fund Savings.

The following were reviewed:

The ending balance sheet for CHPOA dated 12/31/12.

The Profit and Loss Statements for CHPOA dated 12/31/12

A random testing in the various accounts for accuracy.

A reconciliation of all of the various accounts listed above as of 12/31/12.

I found the books to be in order and maintained in an excellent fashion, except for the following exceptions:

1. Expense forms were not signed by the person requesting reimbursement. It is recommended that each individual submitting a bill, sign the bill before being reimbursed.

2. It was noted that a check dated 12/31/2012 to the Cape Haze Women's Club for \$250.00 was missing the corresponding expense receipt.

As usual, Treasurer, Sheldon Rieley has done a great job of keeping our books.

Robert L. Martin
Financial Consultant
CHPOA Member