

**CAPE HAZE PROPERTY OWNERS ASSOCIATION  
ANNUAL SPRING MEMBER MEETING**

**April 5, 2014 – 4 PM at Cape Haze Community Center**

31 CHPOA Member families were present; 1 non-member family present and a total attendance of 47 people.

Bill Dahms, President, called the meeting to order at 4:09 PM (1609), followed by the Pledge of Allegiance and a moment of silence.

A motion to accept the *minutes of the January 18, 2014 CHPOA Annual Meeting* was made by Don Landmann, seconded by Nancy Buechler, and unanimously carried.

Lee Buechler presented his *Treasurer's report* dated March 31, 2014. Thus far we have a cash balance of \$120,689 with 95 member families compared to a slightly larger balance last year with 91 member families. CAM membership is even to date and we expect to meet last year's total of 190. Vacant lot mowing figures are up, perhaps due to the early payment incentive. Lee noted that the Community Center Flood Insurance was not renewed due to rising premium costs. Last year under *Mowing, Legal* the property owners' association allocated \$2,518.50. One of the properties involved in this cost recently went into foreclosure and we have filed the paperwork needed to recoup our costs. *The Florida Income Tax and Entity Tax* have increased this year and have been paid. The CAM account is healthy and expenses for the *Vacant Lot* mowing program have yet to begin. Motion was made by Greg McBrayer, second by Paul Wunsch, and unanimously carried to accept the report as indicated and to file it for audit.

## **COMMITTEE REPORTS**

### **CAM**

Bob Howell highlighted recent CAM activities. Thirteen volunteers worked last month to clean up debris along Placida Road between the North and South entrances and this effort was listed in the national program called the Great American Clean-Up. Lawn service providers have changed from Landscape Maintenance to Craig Gottsch; fire inspection was done last week at the Community Center; spraying to control weeds will occur next week. Bob also indicated that he is pursuing the idea of hurricane shutters/protection for the 14 openings in the building. He will update us with costs when they become available. Paul Wunsch asked about the county policy for yard waste bulk pick-up. He was advised to contact the county website to be sure, but it is believed that residents are allowed two free pick-ups per year not to exceed 20 cubic yards each.

### **VACANT LOT MOWING**

Clare Landmann reported that 37 owners have paid for 64 lots as of April 5, 2014. Nine owners of 9 lots are still unpaid; 5 owners self-mow 7 lots. Mowing will start next week. Thanks to Clare for AGAIN coordinating this program.

### **CAPE HAZE WOMEN'S CLUB**

Cindy Howell, Co-President, began her report by reminding everyone of the picnic immediately following the meeting. She also thanked Jan Hayes and Sharon Blasdell for their work this evening, particularly with the floral arrangements. There are three up-coming events: an excursion to

Spanish Point this Monday; a luncheon followed by installation of new officers on Wednesday, April 9; a Friday Night Social on May 9. Cindy reviewed the Women's Club accomplishments this year to include the kitchen remodeling, purchase of 6 new round tables and fabric tablecloths, donations in excess of \$500 to Kids Needs as well as organizing all social activities. She also announced next year's officers: *Co-Presidents*: Sue Butler and Vickie Keidel; *Co-Vice-Presidents*: Mary Barron and Cindy Howell; *Secretary*: Penny Rieley; *Treasurer*: Elaine Fisk. A sincere thank you is extended to Karen Irvine, Jan Hayes, and Lee Ann Tobin for their tireless efforts as officers this past year as well as to Caroline Csavas for coordinating birthday card wishes to members.

### **DEED RESTRICTIONS**

Bill Dahms began his remarks with background for the deed restrictions in effect. The original set of restrictions date from 1953 and were set to expire after 50 years. The members of CHPOA elected by a majority to extend the restrictions another 30 years in April of 2003. They were revitalized in 2011 by a majority vote of the community. They have been tested in court 3 times and have been upheld each time. Some 26 letters were sent out this past week to neighbors noting lack of compliance. Many have complied, some have complained, but the goal is to adhere to the quality of life established in the community as articulated in the deed restrictions. Bill also expressed appreciation to Mary Kupersmith for her willingness to serve as chair of this committee.

### **NEIGHBORHOOD WATCH**

It should be noted that this segment of the agenda immediately followed the Pledge of Allegiance and the moment of silence. Bill introduced Corporal Kevin Hopkins of the District 1 Sheriff's Office (filling in for Deputy Dan Cotton) as our guest speaker. Cpl. Hopkins congratulated the community on its low crime statistics and noted the effectiveness of the Neighborhood Watch. He reminded us that juvenile pranks frequently increase with the summer months and that "car hopping" appears to be a favorite activity of late. This is a felony and he urged citizens to keep their car locked when in the driveway and to check for the horn sounding that the car is locked. Also please remember to take your valuables, particularly firearms, out of your car when exiting the vehicle. Cpl. Hopkins advised us of the heavy traffic anticipated the weekend of April 11 – 13, 2014 along Englewood Beach because of the Super Boat Races.

Several questions were asked of Cpl. Hopkins. We should not shoot iguanas although it was noted that they appear to be on the increase. A member asked if it is possible to gain entry to a car should someone capture the code in the key fob. Cpl. Hopkins responded that this is generally cost prohibitive and has not been utilized here. He also noted that of the two recent robberies at the local gas station, one of the perpetrators is still at large. The station has stepped up their security measures and they are no longer allowed to be open to the public late at night except by use of a pass through window.

### **ENVIRONMENTAL COMMITTEE**

Bill informed the members that the county formulated a document entitled *Smart Charlotte 2050* in July of 2010. Percy Angelo worked a great deal on this project that is now going through significant revision. Greatest concerns include the elimination of phrases designed to control urban sprawl & residential density, changing the transfer of density units, and reduced support of wetlands.

Members are encouraged to check the county website for the next public round table discussion of the revisions to ***Smart Charlotte 2050*** and to contact the county commissioners with their concerns. Charlotte County Utilities sponsored two recent meetings at the Community Center on the topic of reclaimed water along Placida Road. Bill indicated that estimated costs are one million dollars and that the program is not of great interest to the Cape Haze community. The Placida Road project is on pace, with plans to be finished in the third quarter of 2014 and construction starting in January 2015. Plans include a sidewalks and a bike path to connect Rotonda West to the GI bridge.

#### **MSBU**

Art Hanson indicated that the next meeting is scheduled in May.

#### **KIDS' NEEDS**

Nancy Buechler of the Board of Directors of Kids' Needs expressed gratitude to the CH community for the support given to the organization. Some 60% of Englewood children are considered needy, with 62 known to be homeless. 82 children were awarded scholarships to attend summer camp last year through Kids' Needs. Nancy also mentioned the new program of adult male mentoring of junior high boys; this program is being evaluated with possible expansion for next year. Kids' Needs recently received an award from Charlotte County Schools for outstanding partnership with the schools. It is a 501(c)3 charity and welcomes monetary and clothing donations.

Up-coming activities include the following: a Thank You Celebration Picnic at Ann Dever Park on Sunday from 2 – 5 PM and the fundraiser Golf Tournament at Oyster Creek on April 12. Check their website for further details. [www.kidsneedsenglewood.org](http://www.kidsneedsenglewood.org)

#### **PRESIDENT'S REPORT**

Bill expressed his appreciation to Nancy for her continuing work on the publication of the Fountain and to Mary Lou Fitzgerald for keeping the community informed of the range of activities and programs locally available. He also extended a sincere thank you to Bill Snyder for maintaining the database for the association for such a long time.

#### **UNFINISHED BUSINESS**

None noted.

#### **NEW BUSINESS**

None noted.

#### **MEMBER ISSUES**

The number of iguanas sighted of late could become a problem.

#### **CALL FOR ADJOURNMENT**

Motion to adjourn by Don Landmann, second by Ross Witschonke, unanimously carried.  
Adjourned at 5 PM (1700).

Respectfully submitted,

Gerry Schreibman, CHPOA secretary

