

CAPE HAZE PROPERTY OWNERS ASSOCIATION
ANNUAL SPRING MEETING MINUTES

April 18, 2015 – 4 PM at Cape Haze Community Center

Call to Order; Pledge of Allegiance; Moment of Silence

President Bill Dahms called the meeting to order at 4:05 PM, followed by the pledge of allegiance and a moment of silence for departed members and friends. Forty-five individuals in attendance currently represented 23 CHPOA families and 4 non-CHPOA families. A quorum was present.

Secretary's Report

The minutes of January 17, 2015 membership meeting were distributed and no corrections were offered. A motion was made by Don Landmann, second by Mary Lou Fitzgerald to accept the minutes as written. Motion passed unanimously.

Treasurer's Report

Tim Dahany distributed a one-page summary of the current financial report dated March 31, 2015 (copy attached). This includes CHPOA, CAM, and Vacant Lot Mowing. Under the Asset category of page one presently we show a \$17,000 increase; we will continue to pay down the roof replacement loan to CAM by at least \$2,000 annually. In all three categories (CHPOA, CAM, VLM) the 2015 budget projects revenues of \$71,650 and expenditures of \$65,580. This is seen on page two, Profit and Loss. Major expenses are generated by the upkeep of the community center as well as common area maintenance; approximately 30% of the budget. Jeanne Corbin has supplied us with statistics as to the usage of the community center; we see an average of 4.4 events held there per week from 2014 to the present. Bill Dahms commented that membership is up slightly when compared to this time last year and again stressed the need for members to help out as needed. The treasurer's report was unanimously accepted as written and will be filed for audit.

Report of Standing Committees / Other Reports

➤ ***Common Area Maintenance***

Bob Howell expressed his appreciation to volunteers who participated in activities such as painting, road clean up, and landscaping and thanked all those who have generously donated their time and energies to date. This not only keeps costs down, it also increases ownership in the community and helps maintain property values. He reviewed the progress of the Fountain/Landscaping Committee (Pat Sabourin, Sharon Blasdell, Hank Irvine, Cindy Howell, Jeanne Corbin) noting that the upgrade to the fountain and the main entrance should be completed by early May. The installation of new plants will be supported through a regular cycle of fertilization. A second project is the replacement of the deck on the community dock at Don Pedro Island. Volunteers are needed to assist the crew of Busy Beaver in this activity slated to occur within the next few weeks. Mary Barron noted that the sign at the dock has fallen and Bob stated that this would be rectified. In conclusion, Bob announced a new project to install two Cape Haze signs one each at the north and south entrances to the community. We are in the process of acquiring bids for the same.

➤ ***Community Center***

Bob Howell began this section of the meeting by thanking directors Bob Fisk and Dick Jones for their willingness to take over the supervision of the community center. In particular, they voluntarily enhanced the safety of the electrical panel in the community center by checking on the breakers, plugging unneeded breakers, and clearly identifying components of the panel. In addition Bob and Dick painted warning stripes on the outside walkway and highlighted aspects of the community center needing attention in the future. Members may have noted that the community bulletin board has been removed; the directors will discuss types of replacement boards as well as relocation closer to the community center. In addition, the flagpole soon will be moved to a more open area nearer the community center and landscaping will occur on the small parking area from which the bulletin board was removed.

➤ ***Vacant Lot Mowing***

Clare Landmann presented her report dated today (copy attached). Thirty-seven owners have paid to have their 62 lots mowed. Four owners self mow their properties. Second invoices have been mailed, but we still have 12 owners of 13 lots who have not yet paid for 2015. They have been sent second notices and the deed restriction committee will further address this problem. The first mowing was completed this week by Ken Anderson.

➤ ***Women's Club***

Vickie Keidel thanked members in attendance today for supporting the local food bank with donations of non-perishable food items. She also thanked Bob Howell as the Fishing Club's recent dinner raised nearly \$300 for the Women's Club and these funds will be used for summer camp scholarships for Kids' Needs. Vickie noted that CHWC has 44 members to date of which 7 are new members. Some 14 members have not yet renewed and they will be contacted again. The final lunch bunch outing will be May 14 at Boca Grande and this has been a popular activity. CHWC needs volunteers to host the Friday Socials in July, August, and September; please contact Vickie if you are able to host. The Women's Club also plans to survey members as to their interest in other activities, such as a golf club and or shuffleboard.

➤ ***Deed Restrictions***

Mary Kupersmith began her report by reviewing the revitalization work that culminated in the April 2012 filing of deed restrictions with the state of Florida. The DR committee meets on a regular basis, usually once per month. Mary noted that they have been very successful with the deed restrictions; only one letter of violation was sent in January and four are anticipated at present. The committee will follow up with notifications to the 12 vacant lot mowers who have not yet paid in 2015. To date the majority of violations reflect violations of DR #5 (condition of property) or DR #6 (boat trailers, campers, etc.).

➤ ***MSBU***

Bill Dahms reminded residents to remove any large boulders that may block the county right of way on their property or the county may do so and charge for this service. He noted that the next MSBU meeting is in May and that the plans for the Placida Road upgrade are 90% complete. Susan Butler asked when the work would begin. Unfortunately, this cannot occur until issues with grey water reclamation for irrigation are resolved with Charlotte County Utilities.

Kids' Needs

Barbara Hanson offered her appreciation to the CH community for their continuing support of Kids' Needs, a local 501(c)(3) organization. She reminded us of the 69% of children in Englewood who rely on free or reduced lunches and of the homeless families in the area. Last year Kids' Needs sent 23 students to summer camp at the cost of \$340 per individual for 6 weeks; they hope to continue this worthy endeavor. The final event of the spring is a raffle of a queen-size handmade quilt valued at \$800. She has raffle tickets for sale this evening or you may contact her later.

Friends of Cape Haze

The Friends of Cape Haze was formed approximately 10 years ago to fight proposed development on Green Dolphin North. It is currently in litigation with Charlotte County with a projected trial to occur in July 2015. FCH has appealed changes to the comprehensive plan known as Charlotte 2050 that would allow ordinances permitting the transfer of density to the area, including the implementation of a compact growth mixed-use planned development category which would permit up to 65 units per acre. Ross Witschonke encouraged residents to contact the county commissioners, particularly Stephen Deutsch, Ken Doherty, and Bill Truex voicing your opposition to the changes. At present the commissioners appear to support builders, developers, and lawyers. Also, it should be noted that Truex is a builder.

President's Comments

President Dahms introduced the other members of the Board of Directors and asked for new residents to identify themselves. Coming to the neighborhood from Maine and residing on Green Dolphin are Rick and Colby Fortune – welcome! Bill encouraged residents to remain aware of possible crime in the neighborhood, although there have no index crimes reported since last year's robberies at Barracuda Bill's across Placida Road.

Unfinished Business

None noted

New Business

President Dahms reviewed three issues in particular and invited members to share their comments. First of all is the community center, i.e., the needs of an older building, ways to maintain and/or improve the structure, perhaps modernizing it so as to reflect an upscale community. Secondly, comments are welcome as to ways to maintain and improve the quality of life and the property values of the neighborhood. Do we look to modify and/or modernize the deed restrictions? Finally, the Coral Creek Airport was extended several years ago and there is concern about the flight patterns and the noise levels that sometimes ensue. Please share your ideas about these concerns with any of the directors.

Paul Wunsch then addressed the No Wake Zone in the Intracoastal Waterway along Cape Haze. Last summer the No Wake Zone was extended on the north end of the waterway along CH, and the zone was shortened on the south end. Paul sent a letter to the state of Florida about this change; their response indicated that the signs were moved as part of a project. Paul subsequently sent a registered letter to the FWC objecting to the changes on the southeast end, citing a 1994 case that resulted in the configuration of the signs prior to the project. He is asking that the southeast sign be restored to its earlier location and will keep us informed as to the status of his request.

Member Issues

David and Virginia Hallett who own property at the end of Cape Haze Drive stated that someone cut into the mangroves along the ICW several weeks ago and would like to know what can be done about this. Bob Howell asked if the vegetation is mangroves or sea grapes and the Halletts believe that it is mangroves. Bob responded that neither CHPOA nor CAM has made this cut and that the BOD has taken no action to open the area for residents to use as a kayak launch. He believes that the property belongs to the county, but we can make phone calls to ascertain this. Bill Dahms has asked Sheriff Dan Cotton to supervise the area and nearby resident Lee Ann Tobin stated that she has seen activity there in the early morning hours, perhaps workers, but perhaps not. Art Hanson recalled that this is the site of the former bridge over the ICW and that if the county does own this property we can talk to officials to take measures to stop further activity of this nature. Bill indicated that we could ask the county to put up a fence and that whoever cut the mangroves is in violation of the law. The Halletts reiterated their concern that outsiders from the community might use this access point and that this should be discouraged.

Call for Adjournment

With no further business to conduct Art Hanson moved to adjourn the meeting at 5:10 PM, seconded by Don Landmann and unanimously approved.

All are invited to the Wine and Cheese buffet sponsored by the Women's Club.

Respectfully submitted,

Geraldine Schreiber, CHPOA Secretary