

**Minutes of the Annual Meeting of the Cape Haze Property Owners'
Association
January 20, 2007**

President Bill Dahms pursuant to notice properly given called the meeting to order at 10:05 A.M.

OFFICER AND COMMITTEE REPORTS

The Secretary's Report, consisting of the minutes of the previous members' meeting prepared by Marvin Medintz, was unanimously approved, with the reading thereof waived.

Bill Dahms for Treasurer Gil Bricault, who was unable to attend, gave the Treasurer's Report. CHPOA's financial condition has remained consistent over the past few years, and is expected to remain so for the upcoming year, subject to dues and other payments continuing at or near prior year's levels. The insurance cost was not yet determined, and because of the age of the facility, increased pool and clubhouse expense is likely to increase. The Treasurer's Report was unanimously approved.

Clare and Don Landmann presented the CAM Report and Mowing Program Report. CAM was on budget for 2006, and was expected to be on budget for 2007. Clare reported that we would need to sign a new mowing contract in February. The members learned that Clare, Hal Johnson, and Shel Rieley had done some repair work on switches and timers, which volunteer self-help is appreciated. These Reports were unanimously approved.

The MSBU Report was given by Bill Dahms, who noted that the paving work in Cape Haze was successfully concluded, that drainage issues had been supposedly fixed, and that sewers for Cape Haze were not being pushed. The MSBU Report was unanimously approved.

The Women's Club Report was given by Penny Rieley, who announced a new program for interim road cleaning wherein volunteers would pick up trash on smaller areas between the overall cleanup days. Penny also reminded all to check "The Fountain" for upcoming events, such as the first beach party at Don Pedro, and of the Super Bowl party, the 2nd Friday Cocktail Hour (bring snacks), the Book Club (1st Tuesday of each month), a planned Spring Fling, and lunch with Women of Windward on February 12 at Jams. The Women's Club Report was unanimously approved.

SPECIAL COMMITTEE REPORTS

The Clubhouse Renovation Report was given by Bill Dahms, who noted that the aging facility has problems that sooner or later will have to be faced.

The Nominating Committee Report was given by Paul Wunsch. The Committee recommended that Sue Butler, Don Libby, and Shel Rieley be nominated and

elected to serve as Board members for three year terms expiring in January, 2010. There were no nominations from the floor. The Nominating Committee Report was unanimously approved, and thus the new Board members are Sue Butler, Don Libby, and Shel Rieley. The Board members being replaced – Don Landmann, Pam Neer, and Paul Wunsch – were thanked for their dedicated and inspired service.

Development and Environmental Issues. Percy Medintz reported on recent actions of the Charlotte County Board that are contrary to the best interests of the entire Cape Haze peninsula, by approving a contract that may allow the Wildflower Golf Course to be developed with 270 condominiums, in apparent violation of the County's own rules regarding density in coastal high hazard areas; by approving a proposed change to its long term plan by degrading the level of permissible roads. A long discussion was had, as people are properly concerned that Placida Road is being overdeveloped without due consideration to the environment, the need for adequate infrastructure, nor conformity to the county's own ordinances.

NEW BUSINESS

The Board recommended that membership dues and CAM dues remain unchanged from last year at \$100.00 for CAM and at \$400.00 for membership. After discussion, the recommendation was unanimously approved.

President Dahms provided an overview of 2006. He noted that the fountain was fixed and working, and that our neighborhood continued to set a standard for its well maintained and attractive properties. There were some environmental and development successes and failures. The social program was terrific.

However, he reported that a higher level of funding and/or participation may be necessary.

Members were asked if they had any issues to discuss that had not previously been aired. Increased use of our beach was encouraged, and observation was made that the public docks at Don Pedro are over-crowded.

There being no further business, by unanimous vote, the meeting was adjourned.

Respectfully submitted,

Marvin I. Medintz
Secretary