

CAPE HAZE PROPERTY OWNERS ASSOCIATION
ANNUAL MEMBERS MEETING
JANUARY 24, 2009

The meeting was called to order by Pres. Medintz at 1003.

A quorum of the membership (44 family units) and Board of Directors (8) was deemed to exist.

After the pledge of allegiance and a moment of silence in remembrance he introduced new residents of Cape Haze. He also noted the passing of two long time residents George Hoffman and Eldon Corbin.

Report of Standing Committees:

***Secretary's Report** was presented by Dahms. With one amendment it was approved on motion of Gumula/Hanson.

***Treasurers Report** was presented by Rieley: Membership in CHPOA was down for 2008 to 112 vs. 122 in 2007. Income was commensurate with plan and net income was above plan by \$5M due to lower expenses.

CAM had an increase in members from 204 to 212. Expenses were below plan due to a great deal of work done by R. Bond and not charged to the fund. Net income was above plan at \$8400. At year end liquid assets were \$74M (ex the legal and mowing funds). Approved on motion of D. Landmann /Gumula.

*CAM Report by Bond: He reported that we had trimmed 600 trees and had completed the work on the cul-de-sacs. He had undertaken a great deal of the work himself on the clubhouse and entryways.

***Women's Club** Report by Mary Lou Fitzgerald: She thanked the membership for their help and participation. She then detailed upcoming events.

***Vacant Lot Mowing** report by C. Landmann: We mow 71 lots and as in the past 12 have not paid. We charge \$160 per year for 6 mowings.

***Environmental Report** by Medintz:

1. Meeting of Friends of Cape Haze Peninsula 1/29 @ Placida Harbor Club @ 2:30.

2. Newly approved development density requirement agreement is now in effect with trade offs for height and open space.

3. Lake Suzy deed restriction case may be of some interest to CHPOA.

4. Plan exists to widen CR 775 but funds to do are insufficient to make this program anything other than a macadam strip.

Reports of Special Committees:

***Nominating Committee** by Dahms: Dahms, Medintz, Irvine will be going off the Board; Libby has died and Witschonke's first year term replacing Rosen expires. Accordingly the Nominating Committee of Hoe, Johnson, Snyder and Dahms recommended the following for four of the open positions: Ross Witschonke, Ben Cirka, Stan Friedenberg and Art Hanson. Upon motion they were all unanimously approved.

***Restructuring Committee** by H. Johnson and Dahms:

Johnson presented the background of the committee and its objectives along with the findings and recommendations. Dahms presented the detail of the restructuring proposal which has CHPOA being an umbrella organization and owning the major assets; the Women's Club being the social arm and CAM being the arm which is responsible for the maintenance of the common areas on the community. The financials were looked at to assure that CAM was properly charged for its share of the costs. The result was a recommendation to change CAM fee to \$150 and CHPOA dues to \$250. After considerable discussion this was approved on motion of Hoe/Landmann with a minority of nays.

***Pool Committee** by Dahms and Bond: Background, status, options and recommendations were presented. Cost is \$5700 per year; It receives minimal usage; Pool is not now in compliance with new as well as upcoming Federal regulations. To make it compliant will cost c. \$80,000. To replace it will cost c. \$80-90,000. To remove it will cost between \$10 and 20,000. The Board's recommendation (with Medintz dissent) was to close it and remove it. A motion was made by Dahms to close the pool and authorize the Board to spend up to \$20,000 to remove the pool and initially remediate the grounds. After considerable discussion this was approved on motion of Hoe/S. Rieley with a minority of nays.

***Presidents Report** by Medintz: He thanked those who have worked so hard for the community and expressed his appreciation to the membership. He was recognized by the Board and the membership for his service as President for the past two years.

*Adjournment by acclaim at 1140.

William J. Dahms
Vice President and Secretary, CHPOA
Jan. 24, 2009