

CAPE HAZE PROPERTY OWNERS ASSOCIATION ANNUAL MEMBERS MEETING

January 23, 2010, 10:00 @ Community Center

Thirty-four CHPOA Member families and 3 additional Cape Haze families were in attendance.

Ross Witschonke, president, called the meeting to order at 10:00 AM followed by the Pledge of Allegiance, a moment of silence for passed community members, followed by a brief welcome thanking all those for coming.

In order to accommodate the guest speakers, the Neighborhood Watch was the first topic of the meeting. Bill Dahms, chair of CH Neighborhood Watch introduced Deputy Dan Cotton of the Charlotte County Sheriff Dept. who then introduced Ms. Dale Phillips, Civilian Senior Crime Specialist. Ms. Phillips presented the 11 Do's and Don'ts under the Community Watch Program. Bill Dahms reiterated that everyone as a member of the community is a member even though they do not actively patrol.

The minutes of the November 14, 2009 Special Meeting was read. A motioned by Bill Dahms, seconded by Marilyn Friedenbergl to accept the minutes as amended was carried.

Treasurer, Sheldon Rieley, reviewed expenditures and income of the Treasurer's Final Report for 2009. Membership during 2009, CHPOA 99, CAM 193. The report, motioned for acceptance by Paul Wunsch, seconded by Marv Menditz and carried.

Reports of Standing Committees:

Hilary Dahms president of the C H Women's Club thanked all for their participation in the past events especially the holiday lighting of the community and the lighted boat parade. A review of upcoming events were highlighted and asked all to attend the various functions.

Ralph Bond reported that CAM in December completed for the most part, the annual tree trimming in the right of ways and added stones to the triangle on Gaspar Dr. He also announced the upcoming repairs and upgrade to the heating-air conditioning system for the Community Center.

Ross read Vac Lot Mowing report in Clare's absence. 51 Vacant lot-mowing bills, for 81 lots, were mailed on January 8, 2010. Cost for mowing to remain same as in previous year.

MSBU Art Hanson member of the committee gave an update on the Cape Haze Dr., Amberjack Bridge and the Placida Road Project.

Report of Special Committees:

Post Pool Committee—Homer Hoe outlined the proposal for the Community Center remodel and landscaping. It was motioned by Sue Butler, seconded by Bill Dahms to do the remodel and landscaping at a cost of \$35,000 total-- \$25,000 for interior work and \$10,000 for grounds work with volunteers assisting in the grounds landscaping. The vote was unanimous for the proposal. A majority outcome, of a guidance vote was taken, to replace the existing fence with plantings.

Deed Restrictions Update Ben Cirka reviewed the process that includes mediation with the non-compliance parties. Also mentioned was that there are also county ordinances that must be followed within our community. Comments were taken from property owners. (A letter concerning deed restrictions was sent, on Jan. 21, to all the Cape Haze property owners.)

It was moved by Homer Hoe, seconded by Bill Dahms to accept the Proposed Budget for 2010 with CHPOA dues remaining at \$250. and CAM \$150. Motion carried.

Election of Directors. The following board members Susan Butler and Shell Rieley who are completing their first term and Stanley Friedenbergr who has just completed the remaining 1 yr of Don Libby's term were nominated for terms as Board of Directors-- Jan 2010 – Jan 2013. Motion passed.

Presidents Ross Witschonke in his report

- Thanked all who served on the Board this past year and all who volunteered in some capacity.
- Mentioned that on the Placida Road Project –CHPOA wants to be kept informed about the project and wants involvement especially in early stages.
- Striving for 100% approval in CHPOA projects and endeavors as this is a community organization.

Member Comments:

Percy Angelo reminded people that the Placida Road area in Cape Haze is designated as a Targeted and Emerging area in the 2050 Comprehensive Plan amendments recently adopted by the County. This means the area may be subject to additional growth, including increases in density, intensity and height. A number of individuals and the Friends of Cape Haze objected to this designation and have provided extensive comments to the Department of Community Affairs. DCA is now reviewing the plan and has indicated that the comments have been extremely helpful. Percy was asked to keep all apprised of what is happening. Information will be placed on the CHPOA website, www.capehaze.org.

The CHPOA Spring Special meeting will take place on Saturday, April 17 at 4:pm. CHW will organize a dinner get together to be held after the meeting.

Having no further business, it was motioned by Don Gavel, seconded by George Wolthoff to adjourn the meeting. Motion carried. Meeting adjourned at 11:42 AM.

Respectfully submitted,

Mary Lou Fitzgerald

Mary Lou Fitzgerald, CHPOA Secretary