

CAPE HAZE PROPERTY OWNERS ASSOCIATION ANNUAL MEMBERS MEETING

January 22, 2011, 4:00 PM at the Community Center

Thirty three CHPOA Member families and 2 additional Cape Haze families were in attendance with an attendance of 55.

Ross Witschonke, president, called the meeting to order at 4:00 PM followed by the Pledge of Allegiance, a moment of silence for passed community members, a brief welcome thanking all those for coming and introductions of four new families.

The acceptance of the published **minutes** of the November 13, 2010 CHPOA Special Meeting was motioned by Bob Martin, seconded by Karen Irvine and carried.

Treasurer, Sheldon Rieley, reviewed expenditures and income of the **Treasurer's Final Report for 2010**. Membership during 2010, CHPOA 95, CAM 177. The report, motioned for acceptance by Homer Hoe, seconded by Bob Martin and carried. Budget for 2011. There are no major changes. Budget acceptance was motioned by Bill Dahms, seconded by Homer Hoe and carried. Dues for CHPOA \$250. and CAM fee \$150 will remain the same as the previous year.

Reports of Standing Committees:

Ralph Bond reported that in December, **CAM** completed the annual tree trimming in the right of ways. Trimming of branches on the islands and those which obstruct navigation in the waterways will be completed shortly. This trimming is done approximately every 5 years on the water. Ralph pointed out that, because of severe winter weather special attention to selections of plants for CH should be considered to reduce the freezing of and then replacement of plants.

Vac. Lot Mowing report-- Clare's Landmann. 51 Vacant lot-mowing bills, for 80 lots, were recently mailed. Cost for mowing is \$160 for 6 mowings per year and remain the same as in previous years.

Barbara Hanson 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. Shelling and lunch on Palm Island, Dinner Dance Plantation County Club, 15-- Nutrition and You, FN Social, Poker run, Walk, etc., Women's Club Luncheon, April 9 4 pm CHPOA Meeting and dinner., FNS with Cinco Di Mayo theme.

Placida Road Widening Project. Ross presented an update on the project. In April 2010 there was an overwhelming opposition by Cape Haze residents to the Placida Road Project as it was designed. (5 lanes, bike paths, sidewalk, lighting.) Initiated by "Citizens for a Better Placida Road", many meetings and much correspondence with County Commissioners has taken place trying to reduce the scope of the original design.

Two weeks ago, a break thru study of population projection density, by County Administrator, Ray Sandrock has revealed that expansion of Placida Road (775) from Rotunda West Blvd. to Cape Haze Dr. is not warranted. The future expansion of South Gulf Cove and Rotunda West, warrants that Gasparilla Road (771) be expanded. At an

upcoming County Commissioners meeting, Placida road Project is supposed to be on the agenda. The agenda item-- that the Placida Rd. project be stopped and that the monies be transferred to Gasparilla Rd. Project.

In conjunction with this Bill Dahms mentioned that in "**Smart Charlotte 2050**" plan, that at the junction of the county roads 771 and 775 could have a density of 65 units per acre.

Report of Special Committees:

Post Pool Committee-- Community Center Landscaping area A committee of Jeanne Corbin, Clare Landmann, Penny Rieley and Pat Witschonke, will be meeting shortly to formulate plans for landscaping. As part of the original proposal, \$10,000 is available to beautify the area as a common area.

Deed Restrictions Update . A new state statute, that existing and expired deed restrictions can be reestablished with a 50% approval of all property owners. Restrictions may not be more stringent than are currently written. It was pointed out that our property values are being affected and sales prices of properties are downward because of lack of enforcement of deed restrictions. A committee will be needed for this endeavor. By a show of hands of members, it encouraged the Bd. to pursue the deed restriction reestablishment.

Other Business

Community Center locks

The locks on the Community Center entrance door will be changed shortly. All CHPOA members who wish a key will be given one. A usage and care policy for the CC is being written by the CHW.

Election of Directors. The following board member Mary Lou Fitzgerald, who is completing her first term and new nominee William Blasdell names were presented by the Nomination Committee chair Art Hanson. Jeanne Corbin was nominated by Barbara Hanson and seconded by Art Hanson. That nomination completed the slate. The recommendation of the Nomination Committee was accepted unanimously for three years terms January 2011-January 2014. A vacancy on the Board will exist starting in February as Director Ben Cirka is moving from the area. A one year replacement term needs to be filled.

Member Comments:

Bill Dahms—the Neighborhood Watch is still in effect.

Hank Irvine—Marine Watch will resume shortly.

Being no further business the meeting was adjourned at approximately at 5:30. A social time followed and then a Saturday Souper Supper sponsored by the CHW was attended by 51 people.

Respectfully submitted,

Mary Lou Fitzgerald

Mary Lou Fitzgerald, CHPOA Secretary