

# CAPE HAZE PROPERTY OWNERS ASSOCIATION ANNUAL MEMBERS MEETING

January 21, 2012, 4:10 @ Community Center

Thirty-four CHPOA Member families were present with a total attendance of 53 at the meeting.

Ross Witschonke, president, called the meeting to order at 4:10 PM followed by the Pledge of Allegiance, and a moment of silence for deceased members. A special remembrance for Stanley Friedenbergh former BOD was offered by Ross.

The **minutes** of the Nov 12, 2011 Fall CHPOA Meeting was motioned for acceptance by Don Landmann, seconded by Ellie Wolthoff. Motion carried.

**Treasurer**, Sheldon Rieley, reviewed expenditures and income for the final treasurers report for 2011. Membership CHPOA 99, increase of 4 from previous year. CAM 173 decrease of 4 from previous year for 2011. Expenditures highlighted were legal work for Deed Restriction Revitalization; printing of Deed Revitalization booklets and mailing, and pool area landscaping. The report motioned for audit by Marv Medintz, seconded by Don Landmann and carried.

**Budget for 2012** was reviewed by the treasurer. Anticipated Expenses are similar to 2011 with a reduction in office printing i.e.: one less fountain publication and no deed revitalization mass mailing of booklet. Dues for 2012 for CHPOA would be \$250. and \$150 for CAM. Cindy Howell pointed out that in the CAM budget for the Neighborhood Expenses there was an error in addition. It was moved by Marv Medintz and seconded by Don Landmann to accept the 2012 budget as amended. Motion carried.

## Reports of Standing Committees:

Nancy Buechler, president of the **C H Women's Club** gave a report of past and upcoming events. The community has been very responsive in giving of clothing and toys to Kids In Need charity. Over \$2000 has been donated by area residents.

**CAM:** Bill Blasdell reported that during the year the following has been accomplished. Tree trimming along right of ways on vacant lots and common areas, power washing of shuffle board courts and community center deck, fountain professional maintenance service periodically and many other minor maintenance projects. A question was raised concerning the roots coming through the pavement on Gaspar. This will be brought to the attention of the MSBU members to see if the MSBU or the county will take care of this continuing problem.

**Vac. Lot Mowing.** Clare's Landmann reported that for the past 7 years she has taken on this responsibility. Clare was thanked for her diligence to the task. Bills were just sent on Jan 21, 2012 for 82 vacant lots to the owners. 52 owners usually participate in this mowing which is done 6 times/ year at a cost of \$160. Per lot.

**Welcome** and introduction to 6 new faces to Cape Haze was offered by Clare Landmann.

**MSBU** Cape Haze representative on the MSBU are Marvin Medintz, Art Hanson and Bill Dahms. Currently property owners in CH pay a fixed fee of \$75.00 per year to the MSBU in their real estate taxes.

## Other reports:

**Community Center landscaping committee:** The committee of Jeanne Corbin, Penny Riley, Pat Witschonke, and Clare Landmann were praised for a job well done. Currently \$1717.39, remains out of the allotted funds. Planting will be done behind the CC to beautiful that area and perhaps up lighting in some areas of the front of the Community Center.

**Deed Restriction Revitalization Process:** Ross Witschonke reported for the DRR committee: i.e. Marty Rosen, Karen Irvine, Homer Hoe, Bill Dahms, Paul Wunsch, Mark Clark and Ross Witschonke. In April a packet was mailed to all property owners in Cape Haze west of 775. Packets contained information and a ballot. As of this date, 161 yes votes have been received and 20 no's. Over the total majority needed has been reached. Info will be forwarded to attorney. Pertinent documents will then be sent to the State of Florida so that deed restrictions can be revitalized.

**Placida Road Project review and update** was presented by Pres. Ross. At this time the following is planned.

- Repave entire length from Rotunda West Blvd to Boca Grande Causeway.
- 2 lanes
- 10 ft multi use sidewalk/bike path
- Left turning lanes at Panama, Ban try Bay
- Right deceleration lane southbound at Cape Haze Drive

- Standard, not decorative lighting every 87' from Rotunda West Blvd. to Cape Haze Dr. Lighting on west side of road.

It is a desire of Citizens for a Better Placida Road that the sidewalk/bike path be extended and connect to the Pioneer Trail near 771/775 junction.

**Ratification of Bylaw change.** It was moved by Don Landmann, and seconded by Homer Hoe to adopt the following proposed change as a revision to the Bylaws.

**Article IV—Board of Directors**

**Section 2, Number and Term:** The Board of directors shall consist of 7 members whose term of office shall be for periods of three (3) years, and shall be overlapping so the terms of at least two (2) members shall terminate annually. Each Director shall hold office for the term for which s/he is elected or until his/her successor is elected and qualifies. No director shall hold office for more than two (2) consecutive terms. A previous director becomes eligible to hold office again for additional *consecutive* terms three years after s/he has completed two (2) terms. Motioned by Marv Medintz, seconded by Don Landmann.

After discussion a motion (by Don Landmann, seconded by Homer Hoe) for amendment to proposed change was seconded and vote carried to **remove** the word consecutive in the last sentence. Bylaw as adopted on Jan 21, 2012 as follows:

**Article IV—Board of Directors**

**Section 2, Number and Term:** The Board of directors shall consist of 7 members whose term of office shall be for periods of three (3) years, and shall be overlapping so the terms of at least two (2) members shall terminate annually. Each Director shall hold office for the term for which s/he is elected or until his/her successor is elected and qualifies. No director shall hold office for more than two (2) consecutive terms. A previous director becomes eligible to hold office again for additional terms three years after s/he has completed two (2) terms.

**Election of directors.** The Nominating committee of Karen Irvine, Bill Dahms, and Ross Witschonke was able to secure only one nomination for two positions for Board vacancies. There were no nominations or volunteers from the floor. It was moved and seconded to accept the nomination of Art Hanson. Motion carried. Art will begin his second 3 year term which ends in Jan. 2015

**President’s Ross Witschonke** report began with stating that CHPOA handles the affairs of the community. To this end he then thanked

- The Cape Haze Women’s club for all their social events and programs that make the community great.
- The Board of Directors for their help in tending to affairs of the community
- Volunteers who have helped the BOD with various sub committees and duties i.e.
- A Special thank you to deceased BOD Stanley Friedenbergl.
- General thanks to all.

**Member Comments:**

Penny Rieley brought the group up to date on the Lallman’s who will be selling their home. Moe sabourin praised Clare Landmann for her unending work in the community. Clare then advised that she has almost finished checking on all street lights in the community and will notify the FPL of outages.

Being no further comments the meeting was motioned for adjournment by Don Landmann, seconded by Pam Neer and concluded at 5:15 PM. A chicken and rib dinner, sponsored by the CHW began.

Respectfully submitted,

*Mary Lou Fitzgerald*

Mary Lou Fitzgerald, CHPOA Secretary