

CAPE HAZE PROPERTY OWNERS ASSOCIATION ANNUAL MEETING

Jan. 19, 2013, 4:07 @ Community Center

Thirty nine CHPOA Member families were present with a total attendance of 60 at the meeting.

Arthur Hanson, president, called the meeting to order at 4:07 PM followed by the Pledge of Allegiance and a moment of silence.

The **minutes** of the April 14, 2012 CHPOA Spring Member Meeting was motioned for acceptance by Bob Martin, seconded by Toni Samsel. Motion carried.

Treasurer, Sheldon Rieley reviewed expenditures and income for 2012. It was pointed out that the Cam funds are being kept at this amount to anticipate future funding for work at the entrances when improvements are done on Placida Road. Motioned by Bill Dahms and seconded by Marv Medintz to approve treasurer's report which was filed for audit.

Budget 2013 and dues for CHPOA at \$250 and \$150 for Cam. (Insurance category should be listed as \$5,500 not \$4,500. as printed—typo.) Motioned by Bill Dahms and seconded by Bill Kupersmith to approve the 2013 budget and dues structure. Motion carried.

Reports of Standing Committees:

CAM: Bill Blasdell reported that the following has been accomplished during the past year. Tree trimming along right of ways on vacant lots and common areas. Removal of downed tree at main entrance area and in the greenbelt. Major expense at fountain to replace pump, timers, lights and simplify electrical set up. Also power washing of fountain. Deed restriction signage was purchased for entrances.

Within the Community Center 5 non anticipated expenses were incurred.

- Septic system –drain field cleaned.
- Diffusers on the HVAC in the main room.
- An HTDV antenna was installed. TV can now receive local channels.
- Low rise fence in the HVAC unit areas.
- Roof leak repair by Kirky Roofing.

Vac. Lot Mowing. Clare's Landmann reported that at this time three lot owners do not mow their own lots or rare part of the CH program. The owners have been turned over to mediation with the lawyer as part of Deed restriction #5. New billing has just been sent out for 2013 mowing season. Clare also requested that someone take over the responsibility of Vacant Lot Mowing coordinator.

Art Hanson reported for Barb Hanson, **Welcoming Committee**. Four new families were welcomed to the CH community—Matton, Gainey, Laney and Eis.

MSBU. Bill Dahms reported that of the 5 members on the MSBU, 3 are from Cape Haze. Comments about more tree roots in the community were voiced. Fees would remain the same for the MSBU.

Cape Haze Women's Club Cindy Howell, co-president of the **C H Women's Club** gave a report on Kids In Need charity and the collections. Cindy commented on the great holiday function at Boca Royal and outlined the upcoming events encouraging all women and guest to attend functions.

Kitchen renovations: Bev Martin reported that renovations to the kitchen would be in the price range of \$18,000 -\$20,000. Suggestions were given by members on how to save money. Renovation committee now led by Bev Martin will discuss possible other alternative.

Nominations Committee: Sue Butler moved that the following were candidates for board of director positions. Lee Buechler, Bill Dahms and Mary Kupersmith. Bev Martin seconded the nominations. Motion carried. Congratulation to the new BOD.

Other reports:

Deed Restrictions:—starting in June, **Deed restriction #5.** (Vacant lot mowing, brush, etc.) violators were identified. Eleven violators were sent letters and eight have complied. Remainder has been forwarded to lawyer for mediation.

Deed restriction #6, (boat trailers, etc.) On Oct 10, 2012, 29 letters were sent to violators. Three people are in non compliance at time of this meeting. A second round of letters will be sent to winter residents who are not in compliance. The community is responding favorably to the deed restrictions.

Other Business:

Sewers for Cape Haze. Lee Buechler, spokesman for the committee spoke about the concerns. Meetings scheduled for Feb. 14, called by the Charlotte County Utilities Authority have led to the forming of the committee. L. Buechler, A. Hanson, B. Snyder, B. Dahms, R. Witschonke and H. Hoe. It was mentioned that many lessons were learned from 3 years ago for the Placida Road concerns and that time is of the essence. The committee's function first is to see sense of community and then take that to the authority. Information will be available on the Cape Haze website.

Presentation: George and Ellie Wolthoff long time residents of the community, George a past president of CHPOA and Ellie the Librarian for many years, the BOD decided that recognition be in order. To that end a plaque was inscribed with the **George and Ellie Wolthoff Library** hung appropriately to honor this couple. It was a great surprise and really appreciated.

Being no further comments the meeting was motioned for adjournment by Sue Butler, seconded by Clare Landmann and concluded at 5:07 PM. A BBQ dinner, sponsored by the CHW began shortly thereafter.

Respectfully submitted,

Mary Lou Fitzgerald

Mary Lou Fitzgerald, CHPOA Secretary