

CAPE HAZE PROPERTY OWNERS ASSOCIATION ANNUAL MEMBER MEETING

Jan. 18, 2014, 4:00 @ Community Center

36 CHPOA Member families were present, 1 non member family and a total attendance of 65 people. Arthur Hanson, president, called the meeting to order at 4:08 PM followed by the Pledge of Allegiance.

A motion to accept the minutes of the Nov 16, **2013 CHPOA Fall Member Meeting** was made seconded and carried.

Treasurer, Lee Buechler started with some amusing commentary about being treasurer.

Sheet 1 CHPOA. 2013—108 CHPOA members. Reviewed expenses with various comments. Even with the building repairs and the renovated kitchen, funds are only down \$12,000 from 2012 end of year. Foresee insurance cost continue to rise, currently no wind insurance on building and concerned about upcoming cost of flood insurance. Legal expenses—returned \$1300. due to settlement. Roof expenditure \$30,000, \$2000. water damage inside and \$6000. for kitchen.

Sheet 2 CAM 2013—190 CAM members. Expenses as budgeted. Surplus for cutting and landscape maintenance.

Concerning the CAM to CHPOA advance for the roofing project. CHPOA was not able to obtain financing for roof—not permitted to get a commercial loan. CHPOA will pay back CAM the funds with 4% interest in a 10 year loan.

Sheet 3 Vacant Lot Mowing fee for 2014 will be \$180. If paid before January 2014 a discount of \$10. was given. With the increase in price the Vacant Lot Program should break even in 2014.

Don Landmann moved and Ross Witschonke seconded to accept the 2013 report by the treasurer. Motion carried.

A letter was read from Bob Martin who did a financial review of the 2013 books. It was moved by clare Landmann and seconded by Shell Rieley to accept the **Audit**. Motion carried.

2014 Budget presented by treasurer Lee Buechler.

- CHPOA expects \$29,000 in dues in 2014. This is with an increase of \$25. for dues to \$275.
- CAM contracts are in place for 2014
- Mowing—no budget, just expense.

Moved by Sue Butler, seconded by Homer Hoe to accept budget as presented. Motion carried.

COMMITTEE REPORTS

CAM: Bill Blasdell outlined what CAM is responsible for and then reviewed work for year.

- The yearly tree trimming has been completed.
- The vandalized fountain was repaired. with no cost to CAM.
- The emergency roof repair and complete renovation was necessary since the rainy season was approaching.
- The interior of the Community Center was painted and kitchen renovation
- Fountain area is being spruced up with new planting. Some existing plants were relocated to lower tier and behind Community Center.
- Comments were made that at this time there needs to be some trimming on Ibis Island.

Cape Haze Women's Club Karen Irvine, co-president of the **C H Women's Club** mentioned that a function of the CHW is to maintain a cohesive community. Also announced was Bridge class being held on Mondays, 68 attended the Holiday Gala, December 12, Boca Royal County Club. Upcoming February events. 4th Flats Fishing, 11th Fashion show luncheon Gasparilla Inn, 14th Friday Night Social, 19th Flood Insurance. Thank you for the great support for Kids in Need, an Englewood community organization.

Vac. Lot Mowing. Clare Landmann reported that, 33 owners have paid for mowing of 57 lots. 5 owners self mow 7 lots. 14 owners of 17 lots have not paid for 2014. The Vacant Lot Mowing Fee is \$180 with discount of \$10.00 if paid before Dec 31.

Deed Restriction violation from 2012. Vacant Lot mowing. Currently there is a lien on Block A lot 16. It was stated that 2013 Vac. Lot mowing violations will be further reviewed before sending to lawyer.

Deed Restrictions:

2012 violations Successful litigation for Block L lot 1, deed restriction #6. In Dec. monies were received from E. Sturgis, Esq. escrow account. (\$1300.)

2013 violations The community is responding favorably to the deed restrictions. A committee on violations will be set up shortly possibly with captain for community areas. Process for dealing with deed restrictions will be further defined.

Unfinished Business:

Nancy Buechler on the Board of Directors of **Kids' Needs** once again thanked the Cape Haze Community for the wonderful support they have been showing for the organization. Known are 62 homeless children in the Englewood area. Currently 355 children receive weekend food backpacks. Eleven CHW have helped at the Kid's Need store, two are picking up donations around the area, one a webmaster and two on the advisory committee. Thank you Cape Haze. Announcement of an upcoming concert on Boca Grande by Linda Jamieson. All proceeds will be donated to Kids Needs

Placida Road Cleanup Bob Howell, coordinator, asked for volunteers for the "Road Patrol" the bi-weekly Placida Road cleanup.

New Business

Nominations committee Karen Irvine, spokesperson, presented the following names for 3 years terms Jeanne Corbin, Bob Howell, Gerri Schreiber. It was moved by Bill Dahms, seconded by Nancy Buechler and motion carried.

Revised Changes to the Bylaws. The reasoning behind the anticipated changes to bylaws was reviewed.

- number of people on board
- quorum
- vacancy of a Director
- voting by timely e-mail or telephone. Percy Angelo brought up that it is difficult to hold meetings by email because you don't know if everyone has had a chance to comment before people start indicating their votes. Stated by Marv Medintz that limiting email and telephone meetings to exigent circumstances is too limited. Bill Dahms moved to remove that language.

Bill Dahms moved the changes to the By-laws be edited and adopted, seconded by Marilyn Friedenber. Motion carried. Adopted Bylaws changes below.

Article IV – BOARD OF DIRECTORS:

Section 2, Number and Term:

The Board of Directors shall consist of up to nine (9) members each of whom shall be elected to serve for a three (3) year term. Each Director shall hold office for the term to which elected. No Director may hold office for more than two (2) consecutive terms. Terms may be set so that each year three (3) Directors terms expire.

Section 6, Quorum: A quorum of the Board shall consist of not less than five (5) members. Proxies are not authorized at a meeting of Directors. An act of a majority of the Directors present at a meeting, when a quorum exists shall be an act of the Board of Directors. A quorum may be deemed to exist either in person or by telephonic conference or by e-mail.

Section 7, Vacancy: In the event a vacancy in the Board of Directors occurs before the end of the elected term of a Director, the remaining members of the Board Directors shall, by a simple majority of a quorum present, elect a replacement

director as expeditiously possible to serve out the remainder of the term of the Director vacating the position.

Section 15, Voting: A vote may be taken by means other than by direct –in –person votes. Timely E-Major telephone votes may be used, provided the issue to be voted on has been thoroughly discussed.

Nominating Committee, spokesperson Karen Irvin, then listed the following for the two additional Board of Directors. Tim Danahy-2 year term, Marty Rosen, 1 yr. term. Motioned, seconded and carried.

Establishment of dues fee for 2014 CHPOA \$275, CAM \$150. Moved by Homer Hoe, seconded by Sue Butler and carried.

New Business and Comments

Ross Witschonke mentioned that Steven Deutsch will be running for County Commissioner. and invited all to a reception on Jan. 30.

Construction of Placida Road with bike path should begin in summer 2014.

Thanks were offered by Ross Witschonke to Mary Lou Fitzgerald for her six years on the board, with five years as secretary and by Art Hanson, president, to Bill Blasdell for his term on the board and three years as CAM coordinator.

Being no further comments the meeting was motioned for adjournment, seconded, carried. The meeting concluded and a BBQ dinner, sponsored by the CHW began.

Respectfully submitted,

Mary Lou Fitzgerald

Mary Lou Fitzgerald, CHPOA Secretary