

# CAPE HAZE PROPERTY OWNERS ASSOCIATION

## ANNUAL MEMBER MEETING MINUTES

January 17, 2015 – 4 PM at Cape Haze Community Center

Thirty-eight CHPOA member families were present and a total attendance of sixty people participated in the meeting. A quorum was present. No appointments for vote by proxy were submitted to the secretary in advance of this meeting.

### ***Call to Order; Pledge of Allegiance; Moment of Silence***

President Bill Dahms called the meeting to order at 4:09 PM followed by the Pledge of Allegiance and a moment of silence for recently departed neighbors and friends. Bill recognized new residents and CHPOA members, Eric and Karen Stone.

### ***Secretary's Report***

A motion to approve the membership meeting minutes of November 15, 2014 was made by Marvin Medintz, seconded by Don Landmann and unanimously carried.

### ***Treasurer's Report***

Bill introduced director Tim Danahy who has agreed to assume the office of treasurer following the recent resignation of Lee Buechler. In reviewing the 2014 Financial Statement Tim remarked upon the slight increase in membership and noted the increased cash balance of \$106,296 when compared with a year ago (\$78,586). The most significant liability is the repayment of the CAM to CHPOA advance for roof replacement in 2013. We will continue regular payments throughout 2015 and also make advance payments on that loan to the best of our ability. There is a modest increase in expenses associated with the Community Center due to the installation of storm protection shutters. The Vacant Lot Mowing Program is stable in numbers. A motion to accept the 2014 Financial Report for audit was made by Don Landmann, seconded by Sharon Blasdell and unanimously carried.

The **2014** Financial Report will be sent for ***Audit*** in the near future.

The **2015 Budget Proposal** was presented by treasurer Tim Danahy with assistance by CAM coordinator Bob Howell. Whereas most line items reflect a modest increase in 2015, the projected expenses for CAM, at \$23,480, are quite a bit higher than usual. This is due to projected repairs on the Don Pedro Island dock and on the fountain at the main entrance. Both of these items are discussed in greater detail later in this report. One member did ask for clarification as to "non-mowing-legal", what that entails, and why the expense is increased. Bill responded that the category refers to legal expenses resulting from the enforcement of the deed restrictions. Based on last year's expenses, it was considered prudent to increase the projected expense.

A motion was made by Mary Lou Fitzgerald, second by Kumar Chinnaswamy to maintain the annual membership fees at the same level: \$275 for CHPOA and \$150 for CAM for 2015. The motion carried unanimously.

A motion was made by Mary Lou Fitzgerald, second by Kumar Chinnaswamy to accept the 2015 budget as presented. Motion carried unanimously.

### ***Report of Standing Committees / Other Reports***

#### **Common Area Maintenance**

Bob Howell reviewed recent activities for CAM. Busy Beavers trimmed and cleaned up approximately 300 palm trees in the community. A Placida Road patrol cleanup took place about 3 weeks ago, and another cleanup is planned for this Thursday; volunteers are encouraged to show up at the community center at 10 AM. Bob and the crew from Busy Beavers will trim the path at Don Pedro next week. They also plan to reposition the signs along the dock. The deck on the dock needs replacement, and Bob is currently evaluating the use of pressure treated wood v. Trex, a synthetic wood material with a 20-year warranty. We will need volunteers to help on the deck replacement. Bob also estimates that it will cost at least \$5,000 to renovate the fountain at the main entrance. These costs have been included in the 2015 budget. Maintenance costs have been high due to algae formation, need for pressure washing, and chlorination of the plants. After much discussion, questions, and comments by the members, it was decided to continue this topic under **New Business**. Bob concluded his remarks by indicating that the coordination of repairs and updating of the community center will be transferred to a new director in 2015.

#### **Vacant Lot Mowing**

Clare Landmann reported that she has today received a signed contract by Ken Anderson for mowing of vacant lots in 2015. The price remains the same. As of this week we have 60 vacant lots paid for by 34 owners; 4 vacant lots self-mowed by 3 owners; 20 vacant lots unpaid by 15 owners. If owners do not pay by February 27, 2015, another invoice will be sent to them the next day. We are pursuing delinquent collections on 2 vacant lots.

#### **Women's Club**

Vickie Keidel noted last month's activities including the December gala and a \$470 cash donation given to Kids' Needs as well as numerous gifts for holiday sharing. Activities in January and February are as follows:

- January 19      Take down the decorations at the community center at 3 PM
- February 12    Lunch bunch at the Wine Bistro on Beach Road
- February 13    Friday night social hosted by Sue Butler
- February 23    Shelling on Palm Island coordinated by Karen Irvine

Vickie also encouraged members to volunteer for events and thanked Nancy Fogle for maintaining the library; Caroline Csavas for sending birthday cards, and Cheryl Clark for coordinating aerobic activities.

#### **Deed Restrictions**

Mary Kupersmith underscored the success of the deed restriction program, as in the past 20 months the number of letters sent to violators decreased from 30 to 1 letter this month. The committee, i.e. Mary, Tim Danahy, Bob Howell, Mary Lou Fitzgerald, and Marty Rosen, meets monthly. Bill reminded us that we can only enforce the restrictions that were delegated to us and to check the website or contact the Board with any related questions.

### **Nominating Committee**

Bill announced the following directors who are completing their term of office and thanked them for their efforts in serving the community: Lee Buechler who resigned one year early for health reasons, Bill Dahms, Art Hanson, and Marty Rosen. Mary Kupersmith then thanked her committee members, Karen Irvine and Paul Wunsch, as they assisted her in securing the following nominees for a three-year term of office as directors: Kumar Chinnaswamy, Bob Fisk, and Dick Jones. Bill Dahms has agreed to remain as director for one year, completing Lee Buechler's term of office. It was then decided to move the election of new directors to this segment of the meeting, as opposed to waiting for its subsequent listing under "New Business".

After much discussion and confusion regarding the 45 day notice requirement (Article VI, section 4 of the by-laws), a motion was made by Dick Jones and seconded by Liz Chinnaswamy to waive the 45 day requirement of posting of the nominees for this election only. Motion passed unanimously. Some of the confusion stemmed from the call for nominees from the floor, a procedure that may only occur if such member has notified the Secretary in writing of his/her intent to do so, no less than 5 days prior to the annual meeting (Article II, section 6). This did not occur, thus nominations from the floor would have not been valid. Finally, a motion was made by Bev Martin, seconded by Liz Chinnaswamy to accept the slate of nominees for director as presented by Mary Kupersmith. Motion passed unanimously.

### **MSBU**

Marv Medintz announced that the next meeting of the Municipal Service Benefit Unit for Placida Area Street and Drainage is scheduled for early February. He noted that the design component of the Placida Road project is 90% completed, but that the start time has been delayed due to the county's interest in installing reclamation water lines along the road. There is no update on the Winchester Road project, but work appears to be progressing. The MSBU has funds in reserve and a bike path along Cape Haze Road in Windward from the Amberjack Bridge to Rotonda is under consideration. Lastly, there are still some large rocks along the county right of way in the community. As these pose a traffic hazard residents are advised that such boulders may be removed by public works in the near future.

### **President's Report**

Bill thanked residents in attendance for their continued support of Association activities. He advised that the control burn in Don Pedro State Park has resulted in community awareness of deficiencies in the 911 system as the Fire Department is controlled by Sarasota County even though the closest station with ambulance service is located nearby on Placida Road.

### ***Unfinished Business***

None noted.

***New Business***

**Nominating Committee: 3 members for 3 years; 1 member for 1 year** (See p.3)

**Fountain at the Main Entrance**

This is a continuation of the discussion referenced on page two. Community members indicate that the fountain is some 8 – 10 years old. Many residents find that the plantings are not very attractive and need to be changed. Earlier foliage included palm trees and we might consider them again. Other members voiced that the fountain is a landmark in the development even if it is dated. The outcome of this discussion was to ask for volunteers to serve on a committee whose purpose is to examine options regarding the fountain: Sharon Blasdell, Jeanne Corbin, Cindy Howell, Hank Irvine, and CAM director Bob Howell.

**Charlotte 2050 & Friends of Cape Haze**

Percy Angelo, member of CHPOA and of the Friends of Cape Haze, articulated recent changes in the county plan for development known as Charlotte 2050. Of major concern is the concept of transfer of density units whereby a developer with high density projects further inland might be able to transfer those density units to land along the coastal high hazard area. Profits would increase because of the desirability of the location along the water. Examples are the Fishery, the former Mercury testing center, and the property immediately north of Cape Haze. Percy indicated that the FCH has filed an appeal to the Charlotte 2050 revisions and has held some settlement discussions with the county, but nothing definitive has occurred. She voiced that the FCH is not opposed to reasonable development, but wishes at the same time to preserve as possible the natural features and habitats of the environment. Residents are encouraged to support the FCH and discussion also occurred as to the \$7,800 defense fund raised in the community ten years ago to fight development adjacent to Green Dolphin North. Bill thanked Percy for her dedicated work.

***Member Issues***

A concern was voiced as to the project on South Green Dolphin. Bill responded that the county is installing water lines to Little Gasparilla Island. Dick and Rodney Jones indicated that water quality seems to vary as a result. Cindy Howell noted vehicles traveling too fast in the community and asked for vigilance. Perhaps we could have the posted speed lowered in the neighborhood. Vickie Keidel suggested that the local UPS could do the layout for the Fountain publication if an editor can be found. Bev Martin suggested online mailing of the Fountain, but an editor is still needed. Bob Howell invited all to this Thursday's Fishing Club meeting at 6:00 PM in the Community Center. Topic is shallow water fishing.

**Call for Adjournment**

Motion by Don Landmann, second by Dick Jones. Unanimous at 5:24 PM (1724).

Respectfully submitted,

Geraldine Schreibman, Secretary CHPOA