

**CAPE HAZE PROPERTY OWNERS ASSOCIATION**  
**ANNUAL MEMBER MEETING MINUTES**  
**January 23, 2016 – 4 PM at Cape Haze Community Center**

Twenty seven CHPOA member families were present and a total attendance of fifty nine attended the meeting. A quorum was present.

**Call to Order; Pledge of Allegiance; Welcome**

Vice-president Mary Kupersmith called the meeting to order at 4:09 PM followed by the Pledge of Allegiance and a moment of silence for the recently departed. A special welcome by Mary Kupersmith was offered to new residents Charles, Stephanie and Theresa Devlin.

**Secretary's Report**

The secretary's report of the November 2015 was reviewed and accepted as written.

**Treasurer's Report**

The audit report, completed by Bob Martin, CHPOA member, of the 2014 financials, has not been reviewed by the entire board. The report will be brought up at the April CHPOA Membership Meeting.

Tim Danahy introduced Ann Raynor who does all the bookkeeping for CHPOA. Special thanks were offered to Ann for her work.

It was moved by Bill Kupersmith and seconded by Paul Wunsch to accept the 2015 Financials. The financial report was shown as a listing of categories and not in a detailed breakdown. Motion carried to accept the Financial Report.

The proposed 2016 CHPOA Budget, in the same format as the 2015 financials for was presented by the treasurer. It was moved by Homer Hoe, seconded by Bill Kupersmith. Comments made by the treasure were that most expenses will be the same as in the previous year, CHPOA is "healthy", and CHPOA shows a profit. There will be no increase in CHPOA/CAM fees for 2016. The CHPOA fee was set at \$275 and CAM \$150. It was noted that during 2015 that there has been an increase in the number of properties participating in CHPOA-111 and CAM-193, with dwellings on property 146 and 47 lots. There are a total of 286 properties in CH.

The balance sheet presented for CHPOA, CAM, and Vacant Lot Mowing showed assets of \$121,873 for 2016.

Bill Kupersmith questioned the value on the Don Pedro property at \$150,000. Since we do not own and cannot sell it. Between the Community Center and Don Pedro property the total estimated value is \$185,000.

CHPOA has one liability at this time to pay back to CAM a loan at 4.5% for the building repair/roof replacement loan, balance \$17,760.

Within the proposed budget was a large increase for deed restrictions. The BOD is considering having an outside firm handle same.

Vote on the motion passed, motion carried. 2016 Budget was approved as presented.

**Committee Reports**

**Common Area Maintenance**

Bob Howell CAM director stated that the annual tree trimming usually done in Dec will begin shortly by Busy Beaver Tree Trimming. Trees in the right of ways and those overhanging the right on ways will be trimmed. A question was raised if the county could cut or trim the Australian pines on Gaspar Dr. Many years ago this was done by the county. This comment will be taken to the MSBU. (**Municipal Service Benefit Unit**) a non valorem tax entity. Marv Medintz also spoke of the creation of a MSTU which would allow the MSBU to go to the government to have them pay the bills such as those from hurricanes.

CAM is helped out by many volunteers and special thanks to Bob Fisk and Ralph Bond for their assistance in the past month.

A comment by Bob as to why pay the CAM fee. CAM keeps CH presentable and strives to make common areas, right of ways, and CHPOA owned properties maintained. This in turn keep property values up and CH looking great.

### **Vacant Lot Mowing**

Jeanne Corbin coordinator of VLM stated that this service allows for cutting of vacant lots usually 7 times a year at a cost of \$25 per lot. So far 50 properties have paid for 2016 and a second notice will be sent out in Feb. to those who have not paid. Owners have the choice to also self mow their lots.

### **Cape Haze Women's Club**

Vickie Keidel, co-president thanked all who helped with the holiday decorations and announced upcoming events for February. Kid's Needs, a local organization which is helped by CHPOA can always use hair brushes, deodorant and socks. The CHW will be collecting dues for 2016 shortly. Currently a fund raiser chaired by Karen Irvine and Pat Sabourin, selling CH "baseball caps" for \$22, so far \$200. has been raised.

### **Deed Restrictions**

Mary Kupersmith chair stated that DR are an important to maintain the property values in Cape Haze. The process dealing with non conformance is the following: a "heads up" post card to violator, then if no action is taken, a process of two certified letters and then problem goes to an attorney. So far three properties have been sent to the attorney and CHPOA has won all the cases—all fees are then paid by the violator. The problems most common in CH are boat/boat trailers and trashy yards. It is evident over the past 3 years that the number of violations have decreased considerably. The committee is exploring the possibility of having a management company take over the DR.

### **Nominations Committee**

It was moved by Bev Martin, seconded by Bill Snyder to accept the slate of nominees, from the Nominations committee, for three years terms to the CHPOA Board of Directions. Nominations presented Mary Barron, Tim Danahy and Joe Giannattasio. Motion carried.

### **Welcome Committee**

Mary Barron welcomed the new comers to the community and presented same with Welcoming Packets.

### **Community Center**

Jeanne Corbin, scheduler of CC reported that there are at least 27 activities/meetings/events take place each month during season. Bridge, Rag Haulers, Coast Guard Auxiliary, aerobic, Fishing Club, Concealed Weapons Class, Friday Night Social, etc. Any CHPOA member may use the CC but must schedule with Jeanne.

## **UNFINISHED BUSINESS**

Percy Angelo gave an update on the purchasing/closing of the Mercabo property which is located adjacent to 775 and the causeway to Boca Grande and the Comprehensive Plan that the County Commissioners want to amend. It was suggested that an email be sent to the entire community so that all could read and then take what action they deemed appropriate—perhaps emailing the commissioners. Deb Giannattasio was thanked for writing a personal letter to Commissioner Truex.

## **NEW BUSINESS**

### **Secretaries.**

Teri Rigsby has been appointed as a BOD by the board to complete the term of Gerry Schreibman who was an outstanding secretary. Thank you Gerry for your fantastic work. Teri will also assume the position of Secretary. Mary Lou Fitzgerald has been appointed Assistant to the Secretary for a term of one month—January 2016.

### **Newsletter**

For the past many years, Nancy Buechler, former resident of Cape Haze produced The Fountain, a newsletter for Cape Haze. Teri Rigsby and Vickie Keidel are willing to work on the resurrection of the newsletter. They would appreciate some more volunteers.

## **ADJOURNMENT**

Being no other comments or business it was motioned by Bob Martin, seconded by Bill Kupersmith to adjourn the meeting. Motion carried. Meeting adjourned at 5:15. A social and BBQ dinner then followed and was sponsored by the CHW.

Respectfully submitted,

*Mary Lou Fitzgerald*

Mary Lou Fitzgerald, Assistant to the Secretary