

CAPE HAZE PROPERTY OWNERS ASSOCIATION MINUTES OF SPECIAL MEMBERS MEETING, NOV. 10, 2007

-The meeting was called to order at 1606 by Pres. Medintz.

-A quorum of the Board of Directors was determined to exist as was an appropriate quorum of the membership.

-Bill Dahms, Secretary, presented the Secretary's report from the last Members meeting, April 14, 2007 and it was accepted without change and filed for the record.

-Sheldon Rieley, Treasurer, presented the treasurers report for both CHPOA and CAM.

For CHPOA, Income is on plan Y-T-D at \$48M. Expenses are running below plan at only \$27.5M and thus net income is well above plan at \$21M vs. a plan of \$8.5M. We have a strong cash position in the association and only \$8M in funded debt.

For CAM, income is \$20.4M or \$2M over plan. Expenses are on target and thus net income is over plan. However, we will incur expenses in 2007 which will negatively impact this.

The Treasurers report was approved on motion of Paul Wunsch/Dick Page.

-Jan Wilhelm presented the CAM report. We have stepped up the tree trimming to 1x per week vs. 1x per month in the past. He also presented a report on the Fountain and the structural problems incurred since it was installed and discussed some options to fix.

-Clare Landmann presented the report on the vacant lot mowing. There are 66 lots. We mow 58 and 8 are privately maintained. All but 6 have paid. We've done 5 mowings and have one more to go this year.

-Bill Dahms presented the MSBU report. The major issue is the repair of the Cape Haze Road bridge in c. 2009/10 and how the cost will be allocated. Worst case scenario it will cost each property owner \$60 P.A.

-Mary Lou Fitzgerald presented the Women's Club report. There are 53 members. Major events are:

11/12 Lunch at Gasparilla Inn

11/29 Decoration of Cape Haze

11/28 Sloppy Joe supper

12/7 Holiday Gala at Clubhouse

12/14 Festival of lights boat tour

-Percy Angelo Medintz presented the Environmental committee report. This committee is provided for in the By-Laws.

1. Phosphate Issues: Urged members to attend the 11/13 meeting at Murdock to share views on the proposed Mosaic settlement.

2. Transfer of Density Units: Proposed settlement could reverse Wildflower decision and allow harmful development. Again urged members to speak up at County and let Commissioners know our views.

-Old Business: Shel Rieley reported on plan for Wi-Fi for Cape haze and decided that the potential cost would outweigh the benefits.

-Presidents Report: By Marv Medintz:

1. Membership for 2007 at 120 vs. 130 in 2006, with 203 having paid CAM.

2. Marty Rosen to serve as Membership Chair and develop a program to ask for neighbors to join CHPOA.

3. Recognized Karen Irvine for the work on plantings around Clubhouse.

4. Reported new speed limits on Placida road.

5. Reported that water quantity should not be an issue this year, but costs would increase.

6. Discussed speakers program to bring in people who can help our organization.

-Member Comments:

John Scholten rose to present a motion but was ruled out of order since there was no provision to present motions. He was encouraged to make a statement but declined.

There being no other business the meeting was adjourned at 1710 upon motion of Mr. Wunsch/Mrs. Irvine.

Respectfully Submitted,

William J. Dahms
Secretary, CHPOA