

CAPE HAZE PROPERTY OWNERS ASSOCIATION  
SPECIAL FALL MEMBERS MEETING  
NOVEMBER 15, 2008

Called to Order by Pres. Medintz at 1000.

A quorum of members and the Board of Directors was deemed to exist.

STANDING COMMITTEES:

\*Dahms presented the **Secretary's report** which included the minutes of the Special Spring Members Meeting. This was approved upon motion of Pam Neer and Don Libby.

\*Rieley presented the **Treasurers report**. 114 paid CHPOA. This was below plan. Gross income was \$3M under plan. Net income is \$6M above plan due to lower expenses, mainly capital spending. CAM has 211 paid vs. 204 last year and net is above plan since all spending not yet accomplished. We have no debt and \$84M in CHPOA/CAM funds. Approved on motion of Dahms and Haney.

\*Fitzgerald presented the report of the **Women's Club** and detailed the upcoming events.

\*Dahms and Medintz presented the **MSBU report**. MSBU taxes will be cut in half to \$113 for next year. The Coral Creek Bridge is underway; will cost \$8.3MM and will be finished in late 2010.

\*Bond presented the **CAM report**. Entrances are almost finished, more to go. Need to work on cul de sacs and tree trimming in Dec/Jan. Expenses will go up but will be under plan.

\*C. Landmann presented the **Vacant Lot Mowing** report. 71 lots mowed and 9 owners didn't pay.

\***Environmental Committee** by Medintz: Compromise reached with county on Planned Developments ordinance; Mosaic phosphate is still an issue and a real risk to our water supply.

\***Presidents report** by Medintz:

Cited need for new directors; Thanked Mary Lou Fitzgerald for all of her work on making the social life of Cape Haze a success and recognized Ralph Bond for all of his work on CAM and club house.

UNFINISHED BUSINESS:

None

NEW BUSINESS:

\*Hal Johnson presented the report of the **Committee to Restructure Cape Haze**.

1. Looked at Special District: Costly; low probability of success; no support from county; a No.
2. Mandatory Membership: No way to work out
3. MSBU for Cape Haze:
  - a. No way to do a stand alone CHSD MSBU
  - b. Possible to have MSBU assume some of CAM costs.
4. Review critical functions performed by CHPOA and CAM. Eliminate some; re-allocate others (Pool is major and questionable cost). This was thought to be best option. By removing pool, cutting and re-allocating costs we can reduce overall cost by 20% and better reflect the true costs of the overall organization.

Recommendation: New dues and CAM fees; more embracing social policy.

**\*Deed Restrictions** by Dahms: He reviewed article from Fountain; Discussed background and current issues; Members evinced no interest in bring back an adversarial deed restriction regimen. Recommended we restate our “Good Neighbor” policy.

MEMBER COMMENTS:

On motion of H. Johnson/Landmann directive was issued to board to study removal of pool. S. Friedenberga amended it further to include study of what to do once removed. There 2 no votes and the motion carried.

MEETING ADJOURNED by acclaim at 1135.

William J. Dahms  
Vice President and Secretary  
CHPOA

# THE CAPE HAZE COMMUNITY POOL

## STATUS, ISSUES AND RECOMMENDATIONS

### BACKGROUND:

- A major community amenity and adjunct to clubhouse
- Usage has been minimal by only a small % of members
- Also used by non-members
- Cost over past 3 years: \$16,900; \$5640 p.a.; c. \$52 per member and 13% of dues.
- Minimal investment over past ten years; therefore substantial deferred maintenance. But shell of pool is solid.
- Presently since we are not in compliance with a new federal regulation and recirculation pump is broken **the pool is closed and may not now be used.**

### STATUS:

- Major recirculation pump requires replacement @ \$600+.
- Pool is not in compliance with new Federal regulations: Need new safety grate; new gravity feed system. Costs: see below.
- In addition, in order to be compliant with applicable regulations, the pool requires new top skimmers (8 inch vs. current 6 inch); re-build of drain; new pump machinery and filtering system; new electrical system; an additional ladder. Further it will need new concrete, coping etc.
- Estimated cost to revamp (per 2 major pool builders) is c. \$80,000. A new pool is an option but would cost more: see below.

### OPTIONS:

- In any event we have closed the pool until it is either removed or in compliance.
- Replace pool. First, it must be removed at cost of between \$10M and \$20M+. Then it would be rebuilt at cost of c. \$50-80M.
- Repair pool at cost, as above, of \$80M.
- Remove pool at cost of between \$10M+ and \$20M+. This is based on 3 bids received. Funds to come from reserve funds on hand. What goes in its place will have to be determined by a resident committee.

### RECOMMENDATION OF CHPOA BOARD:

- Firm up best bid and specifics to remove pool.
- Establish a citizens committee to decide next steps for the area.

## RESTRUCTURING CAPE HAZE and CAM

Committee formed and has studied following options:

1. Establish Special District: Probably unworkable
2. Mandatory membership: No
3. Make Cape Haze its own MSBU: No
4. Have MSBU assume some of CAM functions: Possible, underway.
5. Study costs, cost allocations and functions. Reconfigure the two major entities: CHPOA and CAM: Decided to be the most promising option.
6. Objective is to assure that result is that which will be best for members and community at large; that we don't lose any of the important functions; that costs are properly allocated; MSBU does what it can for the area and that the "association" is as embracing as possible.

Recommendations:

1. Redefine roles of CHPOA and CAM.
2. Analyze overall costs.
3. Remove non-recurring costs.
4. Recommend elimination of pool.
5. Properly allocate costs between CHPOA and CAM.
6. Assure that CAM is charged with its appropriate share of expenses.

Conclusions:

1. Overall cost of membership/CAM can be reduced by 20%.
2. MSBU asked to assume certain functions: Awaiting reply.
3. CHPOA to be owner of major community amenities; umbrella organization to address issues of common importance to Cape Haze and a conduit for action for betterment of the community. Social activities will come under the aegis of the Cape Haze Women's club.
4. CAM to be charged for many costs that were subsumed under CHPOA. Net result is that CHPOA dues will drop from \$400 to \$250. CAM fee will go from \$100 to \$150. Overall \$500 to \$400.

**AGENDA**  
**CAPE HAZE PROPERTY OWNERS ASSOCIATION**  
**ANNUAL MEMBERS MEETING JAN. 24, 2009**

1000 (WITH COFFEE AND PASTRIES AT 0930)

CALL TO ORDER

PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

REPORT OF STANDING COMMITTEES:

\*SECRETARY'S REPORT: DAHMS

\*TREASURERS REPORT: RIELEY

\*COMMON AREA MAINTENANCE REPORT: BOND

\*WOMEN'S CLUB: FITZGERALD

\*VACANT LOT MOWING: C. LANDMANN

\*ENVIRONMENTAL COMMITTEE: MEDINTZ

\*PRESIDENTS REPORT: MEDINTZ

REPORT OF SPECIAL COMMITTEES:

\*NOMINATING COMMITTEE: DAHMS

\*RESTRUCTURING COMMITTEE: H. JOHNSON/ DAHMS

\*POOL COMMITTEE: DAHMS/ BOND/ MEDINTZ

UNFINISHED BUSINESS: none

NEW BUSINESS:

MEMBER COMMENTS:

CALL FOR ADJOURNMENT