

Cape Haze Property Owners Association

Special Members Meeting

Saturday, November 14, 2009 4 PM

Community Center

Thirty-three CHPOA Member families were in attendance and 4 additional Cape Haze families.

Ross Witschonke, president, called the meeting to order followed by the pledge of Allegiance and a moment of silence for passed community members followed by a brief welcome thanking those for coming and then thank you's to the C H Women for the planned dinner to follow, all those who helped in keeping the community looking good in these difficult economic times for some property owners. Comments were made concerning the sprucing up of the Fountain and a special note about the condition of the fire hydrants in CH. The fire department is responsible for painting the hydrants. Depending upon time line, this task might be done by us.

The minutes of the April 18, 2009 Special Meeting were read. A motioned to be approved by Bill Dahms, seconded by Art Hanson, the vote passed. A note of thank you from Nada Foehringer for the community members' support was read.

Treasurer, Sheldon Rieley, reviewed treasurer's Report. The report was accepted and passed. Compared to last year CHPOA 's net is up \$9000, however with the one time pool removal expense (\$17,000) we are down \$6000. Membership Update 98 members vs. 114 last year. CAM 192 vs. 212 last year.

CAM Report from Ralph Bond was read. During the past year the following has taken place. Regular maintenance program of insecticide and fertilization at the front entrance, fountain, park adjacent to the fountain and Community Center area. Lawn treatments were added to the CC included the area where the pool was located. The cul-de-sac on Green Dolphin Dr. S has been re-shelled. Fountain plantings have been revamped and additional planting added. Irrigation was repaired at fountain and hours of operation are currently 5-9 because of water restrictions. A new irrigation timer was replaced at front entrance. The annual road right-of-way tree trimming of all unimproved lots will take place in December. The report was accepted as read.

Vacant Lot Mowing reported by chair Clare Landmann. During 2009 33 people have paid to have 54 lots mowed, 7 mow their own lots. A few people do not respond to the bills. During 2010 more will be done to encourage their participation.

Hilary Dahms, president, presented the Cape Haze Women's Club report. She outlined upcoming events which are listed on the Cape Haze website. Karen Irvine, chair of the Gasparilla Lighted Boat parade encourage all to participate.

MSBU Update by members Art Hanson and Marv Menditz. The Cape Haze Dr. Bridge going into Rotunda will be undergoing construction starting on Dec 10. On Jan 4 the bridge will be closed to all traffic for four months. This is a county obligation and will be paid for with stimulus funds. On Nov. 19 a meeting will be held at the Amer. Leg Post on Indiana Dr.

Percy Angelo reported about the Charlotte County 2050 plan which targets Cape Haze as an emerging area. Our area will now be a receiving zone for density. Hearing to be held Dec. 15, 2009

Also Lemon Bay is an “Outstanding Florida Water” With a new law upcoming, this designation will be taken away. It was suggested that it would be beneficial to take a position on this and the information be placed on the Cape Haze website.

Placida Road Project update. The BOD has met with Giffles & Webster, Design Firm to establish communication for the project. Main concerns are encroachment into our area and establishing communication. Currently plans are for 4 lanes, median, sidewalks on both sides of road from Rotunda W Blvd. to just past Cape Haze Dr. There is possibility that the greenbelt of Cape Haze might be encroached.

Neighborhood Watch Bill Dahms spoke on the Neighborhood Watch which will be reinstated in Cape Haze and asked for volunteers.

Ross Witschonke reiterated Board Priorities

- Community center—pool removal
- Membership—an open organization for all the community
- Deed restrictions

Community Center Design Committee report by Homer Hoe chair. Two parts

“Pool Room” renovation—take area that was pool room and make into part of the interior of the building to house storage and files. Cost approx. \$10,000 TO \$12,000.

“Pool Area” three plans--leave as is cost nothing, partial upgrade costing \$20,000 or "Cadillac" version \$40,000.

After discussion it was decided by a show of hands that the committee should pursue the upgrading of “pool room” and the west end of building which contains the library and women bathroom, and the men’s room on the east end of the building. -Unanimous. Pool area outside upgrade a little with a \$10,000 to \$12,000 cost majority of people. These decisions will give committee direction to formulate a plan to be voted on in January at the annual meeting.

Deed Restrictions Ben Cirka spoke on the deed restrictions, which were inherited from Cape Cave Corporation in 2003 and likely enforceable by CHPOA. The BOD have hired Attorney Sturges at a per hour fee not to exceed \$2000. total. Currently mediation is part of the process for enforcing deed restrictions.

Comments from Members

Residents need to be reminded to clean up after their dogs when walking them.

Being no further business a motion by Bill Dahms, seconded by Pam Neer to adjourn the meeting was passed. Meeting adjourned at 5:58 to the Tailgate Party Dinner organized by the CHW.

Respectfully submitted,

Mary Lou Fitzgerald

Mary Lou Fitzgerald, secretary