

CAPE HAZE PROPERTY OWNERS ASSOCIATION FALL MEMBERS MEETING

November 12, 2011, 4:00 @ Community Center

Twenty-three CHPOA Member families with a total attendance of 34 were present at the meeting.

Ross Witschonke, president, called the meeting to order at 4:05 PM followed by the Pledge of Allegiance, the announcement of nine new families in the community since January 2011 and a moment of silence for deceased members.

The **minutes** of the April 9, 2011 Spring Meeting was motioned by Don Landmann, seconded by Mark Clark for acceptance, motion carried.

Treasurer, Sheldon Rieley, reviewed expenditures and income. Membership CHPOA 99, increase of 4 from previous year. CAM 173 decrease of 4 from previous year as of this date. The report, motioned for acceptance by Paul Wunsch, seconded by George Wolthoff and carried.

Reports of Standing Committees:

Barbara Hanson, president of the **C H Women's Club** gave a report of past and upcoming events. It was announced that the CHW would support Kids In Need for their charity project this year. Ms. Barbie Arbour, a representative from the organization gave a talk about the tremendous needs of children in the Englewood area. Gently used clothing, new clothing, personal products are needed for the children. Approximately 60% of all Englewood children are on free or reduced lunch children. A drop off box is situated in the Community Center for such items.

CAM: Bill Blasdell reported that mangroves and plants impeding navigation in the canals surrounding Ibis and Eagle Island have been completed. Power washing of the deck at the Community Center and the shuffleboard courts has been done and the fountain has been cleaned and trimming of bushes surrounding completed. A question from a member concerning the build-up of CAM monies. What looks like a build up will have a large annual expenditure before the end of the year of trimming of trees in the community.

Vac. Lot Mowing. Clare's Landmann reported one more cutting before the end of the year. There are 80 vacant lots-9 owners have not paid for 11 lots to be mowed, one person has not responded to any bills or correspondence and 12 lots mowed by owners. At this time CH has no recourse in acquiring monies for vacant lot cutting if owner refuses to pay. Perhaps with Deed restrictions it will help. County has no ordinance on care of vacant lots.

Other reports:

Placida Road Project review and update was presented by Pres. Ross. Placida Road Project as presented previously has been stopped. Currently the commissioners will buy the land for future building of the road but not build now (money will be transferred to Gasparilla road). Mostly likely bike paths and sidewalks and repaving will be done. Road will be a two lanes and turning lanes will be added. There is cautious optimism concerning the project.

Community Center Landscaping committee: Clare Landmann a member of the committee presented an overview of what has been accomplished. In March 2011 the project was started. Oak Farms designed the landscaping within budget. Concrete edging was put down to edge the inside of the beds, plantings were done on Sept 15, and a sprinkler mister was connected to the existing sprinkler system. A hedge of Podocharpus was planted on the west side of the property to block the existing chain link fence. Two Cassias trees and a tri-clump of Pigmy Date Palms were placed on the East side of the property. A variety of smaller plants were also planted in the areas. Plants are in the works to plant some things behind the CC to make that area appealing. Much thanks goes out to the committee for their hard work and doing all within budget.

Deed Restriction Revitalization Process: Ross Witschonke reported for the DRR committee. In April a packet was mailed to all property owners in Cape Haze west of 775. Packets contained information and a ballot. As of this date 146 yes votes have been received and 19 no's. At least 149 are needed for the 50% plus one. When the total numbers of yes are obtained then info will be forwarded to attorney. Pertinent documents will then be sent to the State of Florida so that deed restricts can be revitalized. A list of Cape haze resident who still have not voted was handed out at the end of the report.

Abandoned Properties: Cape Haze still has some abandoned properties which are not being kept up. The problem exist for the board that it is a 2 year period before the bank takes over the foreclosed property. Once the BD. determines the bank, the bank is contacted to take care of the property.

BOD Vacancy and Announcement of Nominating committee. Ross Witschonke, Bill Dahms and Karen Irvine comprise the nomination committee for 2012. A question arose concerning "2 consecutive terms" for BOD. The clarification of this will be investigated by the BOD.

Member Comments:

PERCY Angelo mentioned the Don Pedro State Park. It was adopted that a residence will be built for a ranger and trailers for volunteers at the DPSP. Agreed with Park and County it is not the intent to build on the Island but on the landside part of the park. Percy stated that she knew of no one that was notified of this proposal.

Being no further comments the meeting was motioned for adjournment by Marv Medintz, seconded by Don Landmann and concluded at 5:30 PM. An informal pizza party, sponsored by the CHW began.

Respectfully submitted,

Mary Lou Fitzgerald

Mary Lou Fitzgerald, CHPOA Secretary