

**CAPE HAZE PROPERTY OWNERS ASSOCIATION  
FALL MEMBER TOWN HALL MEETING**

**November 15, 2014 – 4 PM at Cape Haze Community Center**

38 CHPOA Member families were present with a total attendance of 62 people. All in attendance received a copy of the minutes of the April 5, 2014 meeting and of the financial report dated October 31, 2014.

Bill Dahms, President, called the meeting to order at 4:14 PM (1614), followed by the Pledge of Allegiance.

He then extended a welcome to all and asked new residents to identify themselves. Potential new and current CHPOA members who have recently moved to the community are as follows. A sincere welcome to:

Bruce and Adele Erickson on Spaniards Road  
Mark and Jane Halverson on Spyglass Alley  
Jeff Lee and Mary Kay Forrer on Cape Haze Drive  
Ken and Anne Raynor on Spyglass Alley  
Sven Strasser and his family on Anchor Row

A motion to accept the *minutes of the April 5, 2014 CHPOA Annual Spring Meeting* was made by Bob Martin, seconded by Mary Lou Fitzgerald, and unanimously carried.

President Dahms briefly addressed the *Treasurer's Report* dated October 31, 2014. CHPOA membership is slightly ahead of last year, with CAM and Vacant Lot Mowing participation even. With some 300 properties in Cape Haze, and even accounting for vacant lots, it is disappointing that membership in CHPOA is slightly less than 50%. Nearly 40 members of the community do not pay anything, yet they enjoy the benefits of work done by volunteers. Please encourage your neighbors to join CHPOA, or at least contribute to CAM fees. It should be noted that the financial status of the association is stable and a positive cash flow is projected by year's end. Bill reiterated that we are in need of a treasurer due to Lee Buechler's recent move to Sarasota. Anne Raynor indicated an interest in this position and volunteered to speak with Bill after the meeting. Thank you Anne! A motion to accept the financial report for audit was made by Bob Martin, seconded by Mary Lou Fitzgerald, and unanimously approved.

The town hall meeting continued with reports of the following committees and activities.

**CAM**

Discussion of topics related to Common Area Maintenance occurred later and will be addressed later in these minutes.

**VACANT LOT MOWING**

Bill noted that CHPOA mows 70 vacant lots in the neighborhood. He thanked Clare Landmann for her coordination of the Vacant Lot Mowing program. All but four owners have paid this year, and we will seek legal redress for payment as needed.

## **WOMEN'S CLUB**

Vickie Keidel, Co-President of the Women's Club introduced and thanked the leadership members of the CHWC: Sue Butler, Co-President; Cindy Howell and Mary Barron, Co-Vice-Presidents; Penny Rieley, Secretary; Elaine Fisk, Treasurer. She highlighted the following up-coming events.

November 20	Holiday decorating of the community center followed by a wine and cheese party
December 8	Welcome Back Luncheon at the cost of \$20 per person
December 11	Holiday Gala at Boca Royale for \$50 per person
January 12	The Story of the Wildflower Preserve with speaker Eva Furner

## **DEED RESTRICTIONS**

A question related to deed restrictions was addressed later in the open comments.

## **KIDS' NEEDS**

Barbara Hanson spoke to the need for support of Kids' Needs and thanked all members who contributed gifts and donations for the holidays for this local 501(c)(3) organization. Today's gifts will be distributed at the Tiffany Plaza location in early December. Barbara reminded us that the organization is run entirely by volunteers and that all donations are used directly for needy children and their families. Approximately 69% of children in Englewood use the free or reduced lunch program at their respective schools. There are 45 homeless students at Lemon Bay HS alone, and some 65 when the other local schools are included. Kids' Needs operates a free storefront at Tiffany Plaza where families in need may come to select clothing and other essentials. Socks and underwear are always needed. Barbara asked for volunteers from CHPOA to sign up to work at the storefront in January and circulated a sign-up sheet to that effect. Many thanks are extended to Barbara and to all members who support this organization.

## **FRIENDS OF CAPE HAZE, INC**

FCH is a Florida not for profit 501(c)(3) organization created several years ago to protect the environment of the Cape Haze Peninsula. It has been an active participant in Charlotte County land use planning matters and has fought inappropriate development in the coastal west of the county. Current areas of concern for high-density development in the area are locations at the Fishery, the former Mercury testing center, and the acreage to the north of Cape Haze adjacent to Don Pedro Island State Park Land Base. CHPOA member Percy Angelo spoke to the need for additional funds to address developmental concerns particularly as they relate to the document entitled Charlotte 2050. County officials refer to Charlotte 2050 as a guide to development in the county, but revisions to the study will have a negative impact on zoning, density and natural resources.

## **MSBU**

Cape Haze currently has three CHPOA members who serve on the Municipal Service Benefit Unit for Placida Street and Drainage. They are committee chair, Art Hanson, Bill Dahms, and Marvin Medintz. Marv indicated that the county's wish to install reclaimed water lines south along Placida Road has caused the delay in the road project that is to occur from Rotonda Boulevard West to the Gasparilla Island Bridge. Although Cape Haze residents do not evidence a desire for these water lines, they do support a bike line along Placida Road. Members are encouraged to remain aware of delays and possible changes in the road project as this may be indicative of additional development plans for Placida Road, particularly in regard to residential development as noted above.

## **IN CONCLUSION...**

President Dahms concluded his remarks by urging all members to become involved in the community. He noted that Cape Haze is a "do-it-yourself" type of community and that CHPOA works hard to create a pleasing environment for all. He noted the work of CAM, the Deed Restrictions Committee, and the Welcome Committee among others. He also asked Tim Danahy to say a few words about the Welcome Committee.

Tim and Vickie Keidel have recently taken over this job from Barbara Hanson and will continue to reach out to all new residents with information about Cape Haze. He has CHPOA applications tonight for those interested.

Finally, Bill noted that we have four openings on the Board of Directors as of January 2015. The Nominating Committee, headed by Mary Kupersmith, is seeking members interested in serving the community.

**A QUESTION AND ANSWER / DISCUSSION** session then ensued.

1. Jeff Lee asked how does one access Don Pedro Island beach from Cape Haze? Is there a kayak launch in the community if a resident does not own property on the water?

A: The nearest access across the ICW would be from Don Pedro State Park Land Base to the north of Cape Haze. CHPOA does own a dock on the ICW with an access path to the beach. Years ago this section of the beach was deeded to the community in exchange for a golf course in Windward. When asked if Cape Haze Drive at the end of the road would not be a suitable site for a kayak launch, Bill responded that this property is owned by the state and that the location of the mangroves would be a deterrent. Bob Howell, CAM coordinator, stated that the access path to the beach needs trimming. We may need to have a survey done in order to determine the exact location of our path as it appears that home construction is encroaching on the path.

2. Shell Rieley asked for a status report on deed restrictions.

A: Mary Kupersmith's committee continues to work on deed restrictions. Letters have recently gone out to property owners for violations of boat trailers as well as possible nuisance conditions of the property.

3. Ross Witschonke asked if there are any plans for the main front entrance. Given the Placida Road widening project, the entrance and the fountain need attention.

A. Bob Howell noted the work that he and other CHPOA members have contributed to the upkeep of the entrance. He indicated that the entrance needs enhancing and that the fountain greatly needs refurbishing as problems with the pumps and with algae consistently arise. He considers these issues to be of major concern as we move into next year. The present fountain is some 8 – 10 years old.

4. Jeff Lee asked how is information sent to the community?

A. Mary Lou Fitzgerald sends email blasts to the residents. They are encouraged to send her any updates with email addresses so as to be kept informed of events and issues. Questions and concerns may always be expressed to board members whose names, phone numbers, and email addresses are found in the current Cape Haze Directory.

5. Nancy Fogle, Librarian for the community center, asked that residents donate books no older than 5 years of age as we have limited space for books on our shelves. Magazines are not accepted.

6. Martha Combs encouraged residents to attend to the front of their property as litter sometimes occurs. Marvin Medintz agreed and noted that residents should also clean up after their dogs when out for a stroll. Martha opined that the dog owners here present probably do take care to clean up after their pets. The problem may also be related to residents who do not keep their dogs on a leash.

7. Jeanne Corbin reminded members that the use of the community center is free with CHPOA membership. She only asks that people attend to the clean up rules after a function; please be sure to contact her in advance to schedule use of the facility as dates may be limited during peak season.

8. Penny Rieley announced that long-time resident Marilyn Friedenbergl will not be able to travel to Cape Haze at all this year due to health reasons. She misses everyone and sends her regards.

9. Mary Lou Fitzgerald noted that in the past some of the membership meetings were held in the morning as opposed to the afternoon and wonders if there is any interest in considering that again. There was no definitive response so I guess we can leave that question, and its answer, to another time!

#### **CALL FOR ADJOURNMENT**

Motion to adjourn by Don Landmann, second by Ross Witschonke, unanimously approved.

Adjournment at 5:20 PM (1720)

Respectfully submitted,

Gerry Schreibman, CHPOA secretary