

# CAPE HAZE PROPERTY OWNERS ASSOCIATION

## FALL MEMBERSHIP MEETING MINUTES

November 14, 2015 – 4 PM at Cape Haze Community Center

### *Call to Order; Pledge of Allegiance; Moment of Silence*

President Bill Dahms called the meeting to order at 4:10 PM, followed by the pledge of allegiance and a moment of silence for departed members and friends and for those families suffering loss due to yesterday's violent attacks in Paris. Seventy-four individuals were in attendance, representing 43 CHPOA families and 5 non-CHPOA families. New families in attendance included: William Amorosso and Robert and Deborah McDonald. A quorum was present.

### *Secretary's Report*

The minutes of the April 18, 2015 membership meeting were made available. No corrections were offered. A motion was made by Sheldon Rieley, second by Mary Lou Fitzgerald to accept the minutes as written. Motion passed unanimously.

### *Treasurer's Report*

Two financial reports were distributed: CHPOA Balance Sheet and Profit and Loss, both dated October 2015 (copies provided). Bill Dahms reviewed these documents with collaboration from Anne Raynor, assistant treasurer. CHPOA's only outstanding debt is the \$20,128.12 loan from CAM for the 2013 roof replacement. An advance payment of \$10,000 is anticipated in the next few months; our finances appear healthy. Fixed assets include the community center and its land as well as the ICW dock at Don Pedro Park, its ¼ mile wide path Bay to Gulf, and beach front for approximately 2 acres of land. Bill noted that both properties are owned by CHPOA, but if we fail to maintain them, these properties would revert to the original owner, Cape Cave Corporation. Expenses to date this year have increased nearly \$10,000 due to landscaping, fountain renovation, and other maintenance costs. A motion was made by Bob Martin, second by Sharon Blasdel to accept the report as written. This was unanimously accepted and the report will be filed for audit.

### *Report of Standing Committees / Other Reports*

#### ➤ *Common Area Maintenance*

Bob Howell reviewed recent CAM activities including landscaping at the main entrance, fountain renovations, Placida Road cleanup and commended all members who volunteer, thereby holding down costs. He noted that signs would soon be placed along Placida Road identifying CHPOA's maintenance of the road as part of county beautification projects. Fall tree trimming is scheduled for next month. Busy Beaver will trim nearly 250 palm trees and hardwoods keeping the same cost as over the past 4-5 years. Bob noted that the dock at Don Pedro was last renovated in 2003 and is in need of repair. Nearly 78% of the decking is past its lifetime, stainless screws and bolts need to be inserted, and poles wrapped to prevent worm infestation. Estimated costs range from \$5,000 to \$22,000 depending on the amount of volunteer labor and level of repair/replacement completed. Bob would like membership input on this with a decision no later than January 2016. Marvin Medintz asked about the possibility of installing a kayak launch/landing site at the dock. Anne Raynor indicated that she has put in her kayak there and that this is feasible. Discussion regarding the use of a floating dock ensued. Larry Schreiber then noted that he would like to see a kayak launch site on the mainland at the end of Cape Haze Drive and discussion of this topic was deferred until MSBU.

➤ ***Community Center***

Bob Howell referred to a nearly ten-year old proposal for replacement of the community center that was never brought to fruition. He believes that major remodeling of the community center could be completed at a much lower cost and would like to invite members to participate in a feasibility study of the same. Renovations/replacements are needed on mechanicals, electricity, air-conditioning, septic system, roofing, and converting frame walls to concrete block. Moe Sabourin noted that although the building is 60 years old, it has never suffered major damage due to hurricane or flood. In regards to costs and scope of the project Bob noted that a commercial evaluation of the current building needs to be completed first. We would then determine what kind of funding is available and the level of support that the project would receive from the membership. Work would be done on a closed-bid basis, and all bids opened at the same time. Jeff Lee asked that members be informed of the costs of the separate components in order to guide decisions as to repair or replace. Bill Dahms closed this discussion by noting the need for community support in this endeavor.

➤ ***Vacant Lot Mowing***

Jeanne Corbin has graciously agreed to take over this function as Clare Landmann has relocated to Ocala. The final mowing of 2015 has taken place. A copy of Jeanne's report follows, indicating that the 2016 invoices for the vacant lot mowing program have been sent out. Only four owners are in arrears and these names have been forwarded to the Deed Restrictions Committee

➤ ***Women's Club***

Susan Butler reported that the CHWC is continuing its support of Kids' Needs and thanked members who contributed holiday gifts this evening. The Women's Club will continue to staff the Kids' Needs storefront in Englewood in January; volunteers are needed. The next event will be holiday decorating of the community center on December 4, followed by the Holiday Gala at Boca Royale on December 10. Cost is \$50 per person and checks may be forwarded to Elaine Fisk. Penny Rieley has tickets available for the Lemon Bay Garden Club Tour of Homes on November 20 and 21. The gardens of the Hank and Karen Irvine home are included in this year's tour.

➤ ***Deed Restrictions***

Two areas continue to show the majority of violations and these will continue to be a focus of concern: boat trailers and property conditions, including vacant lots. Two properties will receive their second notice of violation. Bill Dahms noted that we would not pursue violations where the property is under water as we would not be able to recoup any funds on a lien. He thanked Mary Kupersmith and her committee for their work.

➤ ***MSBU***

Bill Dahms reported on recent activity on the Placida Area Street and Drainage Municipal Service Benefit Unit. The MSBU recommended lowering the speed limit on neighborhood streets to 25 mph as many streets are considered sub-standard. This recommendation will be forwarded to the Charlotte County Commissioners for action. Eight-foot sidewalks will be installed along Cape Haze Drive from Placida to the roundabout in Rotonda. Roads in the MSBU area eventually will be repaved. The addition of 3 turning lanes and a bicycle path on Placida Road from Rotonda West to the Boca Grande Causeway should start next year. In regard to a kayak launch/retrieval site at the end of Cape Haze Drive, Charlotte County has been unable to determine ownership of the property. President Dahms opposes a launch at this site as being dangerous and not in the best interest of the

people who live nearby. Gerry Schreiber noted that this part of the ICW is a no-wake zone. It is Bill's opinion that CHPOA should not take over control of this property; no other Director spoke to the issue. Several residents indicated their support of a kayak launch on the mainland, particularly given the earlier discussion of a kayak launch/retrieval site at the Don Pedro dock. They believe that a compromise could be reached to satisfy all concerns. Other residents expressed liability questions, parking, and reluctance to allow outsiders into the neighborhood. Bill stated that the MSBU would ask the county to examine again the question of ownership. The county's latest search shows that the land is dedicated to public use.

### ***Kids' Needs***

Homer Hoe reiterated earlier comments by Susan Butler and thanked members who contributed to the holiday gift-giving program for Kids' Needs. He noted the number of students who are homeless in Englewood and stated that 75% of children qualify for a federal lunch subsidy at their respective school.

### ***President's Comments***

Please note that the President's Comments immediately followed the Treasurer's Report at this meeting. President Dahms articulated his goal of maintaining the quality of life and property values in Cape Haze. He recognized the many hours of volunteer labor donated by active residents including the current Directors and thanked the Women's Club for this evening's reception and other social activities. He believes that the key to quality of life is found in the work done by CAM and the Deed Restriction Committee. As stewards of the association the directors strive to examine and address issues as they arise as well as to be proactive in their approach to community concerns. While being cognizant of our finances we want to improve the dock at Don Pedro as well as take steps to assure that the community center reflects an upscale community. He asks new residents to become members of CHPOA; further, increased active membership is a goal as we are a "do-it-yourself" kind of community. Join because it is the right thing to do and because CHPOA works for you.

### ***Unfinished Business***

Percy Angelo spoke to the Charlotte County Comprehensive Plan as well as to recent litigation taken by the Friends of Cape Haze against the county. Current limitations in the comp plan address height of structures, density per acre, evacuation concerns, and environmental protections. Recently, Charlotte County attempted to change these limitations thereby allowing greater development in the area. The Friends of Cape Haze appealed the changes and won. However, the county is presently gutting the limitations contained in the comprehensive plan, attempting to reinstate changes, and dividing issues resulting in additional and separate litigation, all of which is costly. Percy asks that members contact the county commissioners, voicing opposition to proposed changes. Please send emails to each commissioner; addresses can be found on the county website ([charlottefl.com](http://charlottefl.com)) or send to [Gayle.Moore@charlottefl.com](mailto:Gayle.Moore@charlottefl.com) and she will forward messages. The Board of County Commissioners will hold a Regular and Land Use meeting on November 24, 2015 at 9:00 AM at Murdock Circle. All are encouraged to attend.

***New Business***

Recently the CHPOA board has been asked to trap or pay for trapping of indigenous wildlife in the community. The Directors have declined to do so at this time and strongly discourage shooting of wild animals. Cindy Howell added that we should not attempt to feed these animals either as this encourages familiarity and dependency. Assurance Wildlife Trapping might be contacted for iguana issues. Jeanne Corbin noted that we should all learn to live with the wild animals in the neighborhood as they predate us: don't feed animals and walk your pets on a leash. Relocation is not always the best answer.

***Member Issues***

No other member issues were expressed at this time.

***Call for Adjournment***

Motion to adjourn at 5:40 PM was made by Moe Sabourin, second by Lin Johnson and unanimously approved. Following the meeting the CH Women's Club will host a welcome back reception for all.

The annual membership meeting is scheduled for ***Saturday, January 23, 2016*** at 4 PM in the community center.

Respectfully submitted,

Geraldine Schreibman, CHPOA secretary