CAPE HAZE PROPERTY OWNER'S ASSOCIATION

ANNUAL MEMBERSHIP MEETING MINUTES

10 AM JANUARY 17, 2026 AT CAPE HAZE COMMUNITY CENTER

President Fletcher called the meeting to order at 10:03 AM. The Pledge of Alliegiance was recited followed by a moment of silence for our neighbors who have recently passed.

President Fletcher introduced the Board Members who were present; Juan Guerra, Vice President, Denis Cavanaugh, Treasurer, Bev Martin, Secretary, Bob Howell, David Sparks. Absent were William Amoroso, George Touloupas, and Chuck McGalliard.

40 neighbors including 22 voting CHPOA members were in attendance. In attendance were: Bill Alford, Percy Angelo, Fran Bull, Susan Butler, Cheryl Clark, Denise Dahms, Bill Dahms, Adele Erickson, Mary Lou Fitzgerald, Timmothy Fitzsimmons, Richard Foltz, Lori Guerra, Kim Ferrie, Mark Fletcher, Bob Howell, JCPI LLC, Daniel Keifer, Axel LeBois, Beverly Martin, Ann Morrison, Richard Scipione, Dee Trethewey, Wes Rigsby, Janet Conroy, David Sprks, Lisa Wehr, Karen Meeuwsen, Rob Liss, Eddie Rudolph and Assoc. Member, Rob Robbins.

Members new to our community introduced themselves; Tony and Kim Ferrie 405 Pelican Bend, Cliff and Karen Meeuwsen 210 Capstan and Bruce and Francis Bull 10 Cape Haze Dr.

David Sparks moved to approve the minutes from our November meeting as emailed to all. Chris Fitzsimmons seconded. Motion passed.

Treasurer Denis Cavanaugh, presented our year end numbers. In our checking accounts: CHPOA $1,754.43, CAM $24,176.74, VLM $17,597.21. In our SCHWAB Reserve Account $133,898.78 which represents for CHPOA $35,548.14, CAM $42,361.68, VLM $5,988.96, our Hurricane Reserve funds both CHPOA and CAM each have $25,000.

For 2025 we spent $115,001.49 which was under our $118,568. budgeted amount.

The 2026 budget was proposed Eddie Randollph moved to accept the budget. David Sparks seconded. Motion passed.

Website/Communications: Lisa Wehr will help with our website. Thank you, Lisa. There is a link on our website to reserve the Community Center. Work is being done on changing how Mary

Lou sends out emails. She will now be using a program called Constat Contact. Axel Lebois offered to design a survey asking residents what they want. David Sparks also has a survey.

Community Center:

Interior: Painting still needs to be done in the library. Airduct extension to pool/storage area will begin soon.

Exterior: Screening of the patio will begin the first week in February. The second week in February the parking lot will have new gravel added. Bob's wish list is for a covered roof over the area by the kitchen door and a new outdoor bar.

Thank you to Bill Alford and Judy Randall for the new American Flag. Thank you to Rob Liss for taking down our Christmas decorations and moving them to the storage area.

CAM: Bob reported that the float switch at the fountain has been replaced. We need upgrades on our landscaping. Anne Morison and Lisa Wehr have volunteered to be on a landscaping committee. Need trimming on the southern island and banyan tree by entrance.

Deed Restrictions: Dennis reported 6 or 7 violations that are being dealt with. One will require a letter from our lawyer, which has been effective in the past. The house by the bridge with the old car is a Charlotte County violation. Denis will contact the County to inquire about the progress. Thank you to Denis and Mary Lou for doing deed restrictions. If you spot a violation email Mary Lou. Maintaining our deed restrictions helps our area and our property values.

CHS: We need people to chair events. Just one event would help. Juan suggested that a committee take on 3 months at a time. For the first 3 months of this year, Lori Guerra and Denene Keifer will co-chair. Thirty people attended the dinner last night. Thank you to Susan Butler for making the bread pudding.

Merchandise: Last call to purchase our logo items. Any not sold will be given to the welcome committee to hand out to new residents.

VLM: We have approximately 50 vacant lots. Our Vacant Lot Mowing program offers up to 8 mowing per year for $370. for 2025, 21 out of the 50 lots were in the program. Mowing was challenging this past year with the hurricanes and a lot of summer rain. Many of the lots, not in the program, had really high grass. Many residents were upset. So, In October, all lots were cut with funds from VLM. This was a one-time situation and is not going to be repeated as there is not enough funding to continue to do it. The County has no ordinance on high grass on vacant lots. It was suggested that we send out bills for the mowing to lot owners not in VLM.

MSBU: Bob Howell stated the next meeting will be in late February. He addressed the end of Cape Haze Dr. where people are launching kayaks. It has become a 4' drop to the water. Perhaps we could get our lawyer to get the county to vacate the property.

Nominating Committee: Board Members whose terms are up are: Mark Fletcher, Denis Cavanaugh and Bev Martin. Juan thanked the outgoing members for their service. And presented them with gifts. The nominating committee proposed Bill Alford, Wes Rigsby and Greg Ramon for board positions. Rob Liss and Wes Halle are members who are willing to serve if needed. Percy Angelo moved to elect Bill Alford and Steve Morison seconded. Motion passed. Axel Lebois moved and Mary Lou Fitzgerald seconded to elect Wes Rigsby. Motion passed. Mary Lou Fitzgerald moved and Percy Angelo seconded to elect Greg Ramon. Motion passes. George Touloupas has stepped down from the Board but will continue with VLM. The Board has replaced him with Bev Martin.

Old Business: None

New Business: We need to put together a hurricane committee to prepare the Community Center when storms come. It would require about 2 hours of work and then again to put back after a storm. If you will help, tell Mary Lou as you leave today.

Bob Howell announced a Scholarship dinner and car show will be held in March.

Rob Robbins said the Friends of Cape Haze will have a breakfast followed by a program on the development of the area next Saturday. Breakfast beginning at 8 AM and Program at 10 AM. There will be a hearing on the proposed development in February. We need people to show up at that hearing.

Keep Charlotte County beautiful by returning your used tires to the County site.

Adjournment: At 11:48 Lori Guerra moved to adjourn. David Sparks seconded. Motion passed.

Respectfully Submitted,

Beverly Martin, Secretary