CAPE HAZE PROPERTY OWNER'S ASSOCIATION
MEMBERSHIP MEETING
NOV. 14, 2026 10:00 AM at our Community Center

The meeting was called to order by Vice-President Bill Alford. A moment of silence was held for four residents that have passed. Rich Foltz, Bill Kupersmith, Larry Schreibman and Liz Vaugh.
The Pledge of Allegiance was then recited.

Bill Alford introduced the Board Members in attendance: Wes Rigsby, Chuck McGalliard, Rob Liss, Bev Martin, Lisa Wehr, Greg Ramon.
Board Members absent were: Bill Amoroso and Juan Guerra.

New CHPOA Members introduced were Tony and Julie Miller at 365 Capstan. Also, new resident Linda Wise at 75 Spyglass.
The 19 CHPOA Members Residences represented were: Eric & Susan Adams, Bill Alford, Percy Angelo, Cassie Ator, Susan Butler, Adele Erickson, Chris Ficker, Mary Lou Fitzgerald, Wes Halle, Denene Keifer, Richard & Cheryl Lapudula, Axel Lebois, Robert Liss, Bev Martin, Chuck McGalliard, Tony & Julie Miller, Stephen Morison, Eva Furner, Greg Ramon, Wes Rigsby, Dale Robinson, Dolores Tretheway, Lisa Wehr.

Wes Rigsby moved to accept the minutes of the April Membership Meeting as posted on our website. Mary Lou Fitzgerald seconded. Motion passed.

Wes Rigsby gave the following Treasurer's report. As of 10/31/2026 we have the following balances:
CHPOA Checking $9,000.
CAM Checking $37,810. (Spent in Nov. $15,010) now balance is $22,800.
Schwab Reserves:
CHPOA $45,880.
CAM $35,000.
VLM $5,988.
Hurricane Reserves:
CHPOA $25,000. CAM $25,000.
Total in Schwab Reserves $137,782.
Lisa Wehr reported that we are working on sending out due's billings by emails, but that won't happen until next year. This year, there will be additional ways to pay dues.

Committee Reports:

Website: Lisa Wehr reported you can get on the website and subscribe to receive our Newsletters.

Membership: Mary Lou Fitzgerald reported we have 123 paid CHPOA Members.

CAM: Rob Liss reported the Main entrance and the front of the Community Center have been spruced up with

trimming and new plants. Also, the banyan trees and the beach walk have been trimmed.

Deed Restrictions: In 2026 we have dealt with 22 violations. 14 have been fixed. One is getting a letter from our Lawyer. This issue has been going on for 2 years. 6 more are getting post cards notifications. Additionally, there are 3 motor homes that have been in residence more than 7 days.

VLM: Mary Lou Fitzgerald reported that there have been 6 mowings so far this year. Expecting 1 more before Christmas. There are 2 lots that said they didn't receive the letter for VLM. One letter was returned. The other property owner said they would have their lot mowed.

MSBU: No Update.

NOMINATING: We need candidates for Board positions being elected in January. The Millers are considering.

OLD BUSINESS: None

NEW BUSINESS: None

COMMENTS: Percy Angelo told us of a Presentation by the Lemon Bay Conservancy that will be coming up next year. It will be by the author of Swamp Peddlers.

Axel LeBois told us of movement on the former Fishery Property. He reported there will be a small building by Ritz-Carlson. The sales building is being built now.

A question was asked about trimming of the Islands. Rob Liss and Bill Amoroso will look into it. It was also brought up about limbs overhanging the street on Spyglass. This is on County Property and the County should be called.
Wes Rigsby moved to adjourn at 10:46. AM. Motion was seconded by Lisa Wehr. Motion passed.

Respectfully submitted,

Bevery Martin, Secretary