

## Minutes

### CAPE CONROE PORPERTY OWNERS ASSOCIATION

#### BOARD OF DIRECTORS MEETING

#### CAPE CONROE

November 13, 2019

7:00 P.M.

**I. Meeting Called to order: 7:00 p.m.**

**II. Those in attendance:** Frank Skyvara, Sidne Eagan, Roseann Zolka, Robert Rosenfield, Kerri Bushman, April Wallin, James Mauch, Jim Allen, Paul Rex, Amber Kyser also attending Tammy Perry from IMC and Bryan Fowler attorney.

**III. Public Comments:** 10 in attendance Justin brought before the board an idea to do a book box at the park area for anyone to use. Kerri motions to approve and have authorization at the next meeting and install, 2<sup>nd</sup> April to approve.

**Mr. Elton Duff voiced the following concerns to the board:**

- Question was asked about how was the vote taken on the sign up front. What is the process. The board responded that the process will talk about what project needs to be done and will go through a 3 bid process for those who were interested in bidding. At that time all bids are reviewed and decided on.
- The web POA website is very out of date. He provided examples of neighboring subdivisions websites to the board.
- Future large expenditure approval process.

**IV. Approval of Board of Directors meeting minutes for: September 2019** Jim Mauch motions to approve minutes with 1 correction , Kerri 2<sup>nd</sup> motion, motion carries.

**V. Treasurer's Report:** Frank went over the financials. April motions to approve financials, Kerri 2<sup>nd</sup> the motion, motion carries.

**VI. Legal:** 4 legal cases were discussed Jim motions to proceed with deed restriction settlement offer, 2<sup>nd</sup> Frank motion carries. 1 deed restriction case settled and reimbursed all fees to POA, 1 suit filed for property damage is pending court date Frank motions to move forward, Jim Mauch 2<sup>nd</sup> motion carries, 1 suit on driveway violation has obtained attorney to answer suit, proceed with violation on deed violation with vacant house. By law amendment for the state statues will be worked on and will present to the board for the next annual meeting.

**VII. Committee Reports:**

- Architectural Control- Chad Stultz, Jim Mauch, and Justin Bateman volunteer to be on the committee.
- Maintenance/Projects- **Jim Mauch will continue and Jim Allen chair will help.**
- Security- Paul Rex will continue as chair.
- Community Relations- Justin Bateman will continue as chair. The next event is cookies with Santa December 14 ay 11:00 a.m. a volunteer to provide a back drop and take photos with Santa.
- Deed Restrictions- IMC not as a committee. Will report ever month.

- Utilities and Roads- Frank Skyvara and Simon will help. Frank has been working with Entergy on trying to get the lights fixed. Frank has had issues with Entergy with underground problems. Frank suggests that we contact the utility commission or someone to push this to get fixed. Frank will get with Robert and send list to legal for a notice to be sent out to Entergy. Frank motions to proceed with legal notice to Entergy, Robert 2<sup>nd</sup> motion carries.
- Special Projects- Jim Allen motions delete the special projects committee and do under maintenance Frank 2<sup>nd</sup> the motion, motion carries.
- Clubhouse Committee Report- IMC to be a full time position remove from committee and put under IMC duties.
- Pool/Clubhouse & Playground/Pavilion- Frank motions to have April as chair, Frank 2<sup>nd</sup> motion, motion carries and Amber Keyser will help with the committee.

**VIII. New Business:**

- Newsletter- April motions will send out after corrections are made 2<sup>nd</sup> Robert, motion carries.
- Appointment of officers- President Paul Rex, VP Jim Mauch, Secretary Kerri Bushman, Treasure Frank Skyvara. Appointment of open alternate position Amber Keyser

**IX. Old Business:**

Gate Repairs- Gate company submitted a bid to put in a loop detector and a walk through gate for \$1085.00. Jim motions to Just to do the loop is \$495, 2<sup>nd</sup> April motion carries When it is completed will send out email blast.

This meeting could adjourn to an executive session on any topic.

**X. Adjournment: 8:51 p.m. to executive session**