

MINUTES
CAPE CONROE PROPERTY OWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
CAPE CONROE
November 10, 2021
7:00 P.M.

I. MEETING CALLED TO ORDER 7:00 p.m.

Those in attendance: Simon, Sidne, Roseann, Robert, Frank, Jim M, Anna,
Tammy Perry from IMC and Bryan Fowler attorney

Those not in attendance: Paul & Fred

II. PUBLIC COMMENTS

III. APPROVAL OF BOARD OF DIRECTORS MEETING MINUTES FOR:

October Minutes 2021 Robert motions, Jim 2nd motion, motion carries.

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IV. TREASURER'S REPORT

October 2021- Sidne motions, 2nd Roseann motion, motion carries.

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V. LEGAL

Will discuss in Executive Session- 1 variance on porch

VI. COMMITTEE REPORTS

- Architectural Control- Chad Stultz chair and Justin Bateman and Jeff Petrovitch are committee. 8 applications submitted 1 to approve by board with variance. Robert to motions to remove Jim and Fred 2nd Frank.
- Maintenance/special projects- looking into bids for the parking lot repairs, plantings for clubhouse but need to have the irrigation repairs. Rail at pool needs to be repaired, trimming of trees at park area for beginning of the year. Frank motions suggested to approve \$10k to start repairs in parking lot. Robert 2nd motion, motion carries.
- Security – No report
- Community Relations – Cookies with Santa December 4. 11- 1 p.m. Total of \$450 of that \$350 was for Santa. Halloween went well with the Judging and parade. Holliday light judging will be on December 19.
- Utilities and Roads – Frank reported that he emailed the county and asked about the 2nd driveway being installed to find out if they were approved by the county. County has sent back a response to Frank that the only thing that county requires is if it is over 40 ft they need to have a drain in the middle. It will be up to the POA to make rules. The lights have been marked waiting on electric.
- Pool/Clubhouse & Playground/Pavilion – There is a rental this weekend but have no other rentals. Slides still pouring water on the mulch making it move.

VII. NEW BUSINESS

Newsletter- A few modifications were done on the officer and board letter
Frank motions to approve newsletter with the corrections, Jim 2nd motion,
motion carries.

No meeting in December- Jim motions to cancel December meeting 2nd
Frank.

VIII. OLD BUSINESS

ACC Guidelines- Bryan Fowler spoke on the changes of the guidelines that will review
in January and vote for changes in February to the guidelines.

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

VIII. ADJOURNMENT