

**Minutes**  
**CAPE CONROE PROPERTY OWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**CAPE CONROE**  
**November 11, 2020**  
**7:00 P.M.**

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

Those in attendance- Roseann Zolka, Sidne Eagan, Jim Mauch, Simon Bandaza, Paul Rex, Robert Rosenfield, Frank Skyvara, Jim Allen, James Callenius, Terry Callenius, Kerri Bushman, Bryan Fowler attorney, Tammy Perry with IMC.

**II. PUBLIC COMMENTS 1 guest**

**III. APPROVAL OF BOARD OF DIRECTORS MEETING MINUTES FOR:**

September & October Minutes 2020 - Robert motions to approve October meeting minutes 2<sup>nd</sup> Frank motion carries. Minutes were reviewed for September 2020. Kerrie motions to approve minutes with a correction, Robert 2<sup>nd</sup> the motion, motion carries. **pg.**

**IV. TREASURER'S REPORT**

October 2020 Frank went over the financials. Kerri motions to approve James 2<sup>nd</sup> motion, motion carries.

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**V. LEGAL**

Will discuss in Executive Session- Variance pending/ ACC Application reviewed legal status report. Jim A motions to proceed with legal action on outstanding file to proceed in foreclosure, Kerri 2<sup>nd</sup> the motion, motion carries.

**VI. COMMITTEE REPORTS**

- Architectural Control- Chad Stultz chair- 9 homes currently under construction
- Maintenance/special projects- Robert reported that the disposal was replaced in the kitchen. Need to pressure wash and seal, Robert fixed the railing in the pool and tightened up the bolts. Wait on replaster the pool for another year.
- Security – no report at this time
- Community Relations – Simon and Kerri stated that the Halloween event was good. Cookies with Santa was reserved for December 6 1p.m.-3 p.m. at the clubhouse. Paul motions to allow \$150 for cookies with Santa 2<sup>nd</sup> Jim Allen motion carries. Kerri motions to hire Santa and Ms. Claus for \$400 2<sup>nd</sup> Jim Allen the motion, motion carries.
- Utilities and Roads – Frank notified the county of trees that need trimming and there is an area of the road that needs repairs on Cape Conroe dr.

- Pool/Clubhouse & Playground/Pavilion – Kerri said that there was a complaint that the water was too low. Kerri contacted Donna.

## **VII. NEW BUSINESS**

Newsletter- Approved with corrections

Meeting in December- Robert motion that we do not have a meeting in December 2<sup>nd</sup> by Kerri motion carries, 2 opposed Jim A & Sidne.

## **VIII. OLD BUSINESS**

None at this time

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

## **VIII. ADJOURNMENT**