

**Minutes**  
**CAPE CONROE PROPERTY OWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**CAPE CONROE**  
**February 10, 2021**  
**7:00 P.M.**

**I. MEETING CALLED TO ORDER**

Those in attendance Paul Rex, Simone Bandaza, RoseAnn Zolka, Sidne Eagan, Jim Allen, Robert Rosenfield, Frank Skyvara, James Callenius, Terry Callenius, Kerri Bushman and Tammy Perry from IMC. Not in attendance Frank Skyvara and Jim Mauch.

**II. PUBLIC COMMENTS**

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

November Minutes 2020 Kerri motions to approve 2<sup>nd</sup> Jim Allen motion carried.  
**pg.**

**IV. TREASURER'S REPORT**

November & December 2020 IMC went over the financials. Simon motion to approve the financials, Robert 2<sup>nd</sup> the motion, motion carries.  
**pg.**

**V. LEGAL**

Will discuss in Executive Session-

**VI. COMMITTEE REPORTS**

- Architectural Control- Chad Stultz chair 1 new home construction application pending approval waiting for additional information.
- Maintenance/special projects- gathering bids on clubhouse repairs on exterior, pool fence, and boat ramp. Robert will treat for ants.
- Security – one issue with a renter had altercation with patrol, kids at the park causing issues and were taken in by security.
- Community Relations – Simon posted Christmas light contest and was put in the newsletter. The next event will be Easter Egg hunt April 3 at 11 am for the parade and then hunt at noon. Jim motions to allow \$350 to purchase supplies, James 2<sup>nd</sup> the motion, motion carries. Thank you to Terry for the Christmas party turned out well.
- Utilities and Roads – pot holes were filled on Lake view Dr. by the boat ramp.
- Pool/Clubhouse & Playground/Pavilion – get bid from pool company for the guards staying longer to end of September. Bids for new tables that are broken. Need mulch again at the playground. Get bids for playground mulch. Jim Allen motions to reprogram all lights to go off at 9:45 p.m. and lock gate at 10 p.m. and open up gate at 8:00 a.m. 2<sup>nd</sup> Kerri motion carries.

**VII. NEW BUSINESS**

Newsletter- approved with 1 correction.

Basketball court- Paul kids there in all hours of the night. Needs to have a sound barrier put up. Basketball court will be locked at 10 p.m.  
Clubhouse repairs/pool fence- Robert getting bids.  
ACC guidelines- Robert pier and beam and fence across front yard, need to have Chad attend meeting to go over the ACC guidelines.

**VIII. OLD BUSINESS**

None at this time

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

**VIII. ADJOURNMENT 8:56 p.m.**