

**CAPE CONROE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
CAPE CONROE
August 10th, 2022
7:00 P.M.**

I. MEETING CALLED TO ORDER – by Simon @ 7:00pm

Those in attendance: Simon, Roseann, Sidne, Frank, James, Paul, Robert, Tammy & McKenzie from IMC, Bryan Fowler from Legal Department.

Not in attendance: Fred & Anna.

II. PUBLIC COMMENTS – No owners in attendance

III. APPROVAL OF BOARD OF DIRECTORS MEETING MINUTES FOR:

June Minutes 2022 - Paul motions, Frank 2nd, carries.

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IV. TREASURER'S REPORT

June-July 2022 – Paul motions, Roseann 2nd, carries.

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V. LEGAL

Will discuss in Executive Session- Deed violation interpretation on specific violations

VI. COMMITTEE REPORTS

- Architectural Control- Chad Stultz, Driveway approval, ACC fine schedule / DR fine schedule –

14 calendar days for courtesy deed restriction notices, 14 calendar days for 209 deed restriction notice – Paul motion, Robert 2nd, carries.

Raised the 2nd occurrence fine to \$250.00. The 3rd occurrence to \$500.00, raised the deed restriction fine for each additional occurrence after to \$500.00 – Paul motion, Frank 2nd, carries.

For failure to mow, trim and weed eat the yard, fine was raised from \$75.00 to \$150.00 – Paul motions, Frank 2nd, carries.

300.00 per 30-day period of continuing violation has been raised to \$500.00 – Paul motions, Robert 2nd, carries.

“All penalties shall be cumulative, but the total amount fined will not exceed...”
Raised from \$1000.00 to \$2500.00 – Paul motions, Frank 2nd, carries.

- Maintenance/special projects- Pavilion light was repaired.
- Security – McKenzie will give Constable access to camera VIA smartphone
- Community Relations – October 2nd is the Annual BBQ at 12pm
- Utilities and Roads – Frank reported that he has spoken with Pancho at Pct 1 about the driveway installs and reported areas of repairs needed for roads.
- Pool/Clubhouse & Playground/Pavilion – Fred's email / Josh from DS Rec email
No more jump houses allowed on CCPO property – Paul motions, Robert 2nd, carries.

Bryan Fowler is going to look at new law pool company informed us of. Tabled until next meeting.

VII. NEW BUSINESS

Newsletter- Frank motions, James 2nd, carries.

Boat dock deck – Dock will be repaired in 2023.

Annual meeting – October 2nd. BBQ at 12pm, meeting at 2pm. McKenzie will confirm food with Anna. 3 positions will be open.

VIII. OLD BUSINESS

None at this time

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

VIII. ADJOURNMENT – Paul motion, Frank 2nd @ 9:02pm.