

Cape Haze Resort Community Association, Inc.

Approved Minutes of Meeting

Board of Directors, August 25, 2015, 10:30 p.m., Cape Haze Resort Clubhouse

Members Present: Robert A. Morris, Jr., president
H. Wells "Red" French, vice-president
Dora Maria Thomas, secretary/treasurer

Members Not Present: none

Others Present: Clark Gillaspie, association manager

Observers: John VanZutphen
Pete Travers (by telephone)

I. Determination of Quorum

Gillaspie advised a quorum was present. (Morris was present by telephone.)

II. Certification of Notice of Meeting

Gillaspie gave written certification that the meeting had been noticed properly.

III. Call to Order

The meeting was called to order with Morris acting as chair.

IV. Approval of Minutes

It was moved and seconded to waive the reading of the minutes of the meeting held February 10, 2015, and to approve them as written. The motion carried unanimously.

V. Old Business

A. Clubhouse Furniture

It was moved and seconded to spend up to \$10,000 of operating and reserve funds on clubhouse furnishings including new cushions for the "dining" chairs in the gathering room, a picnic table for the BBQ area, two dining sets for the pool deck consisting of a rectangular table and six chairs each, and four dining sets for the plaza area consisting of a round table and four chairs each. The motion carried unanimously.

B. Pool Lighting

Gillaspie reported that lighting the pool area for evening use would likely cost

approximately \$30,000, based on a technical study conducted for a nearby project, and the board decided the cost makes the project unfeasible.

C. Billboard

Gillaspie reported that painting the billboard a solid color would cost a few hundred dollars and snipes would cost about \$200 for each side. It was moved and seconded to paint the billboard and place the snipes. The motion carried unanimously.

VI. New Business

A. Year-to-date results

Budget versus actual year-to-date results were reviewed. Gillaspie reported that there have not been any extraordinary events causing a significant deviance from budget.

B. 2015 Forecast

Gillaspie advised that barring extraordinary events, operating costs are not expected to exceed budget, and there may be a small surplus at year end.

C. 2016 Budget

A draft budget was reviewed. As much as the board would like to keep the assessments at \$170 per unit per month for the third year in a row, the board recognizes that most of the operating costs are spent on “non-discretionary” items, including utilities, insurance, landscape maintenance, housekeeping and maintenance and repair. In as much as the association cannot control the increasing costs of these items but needs to purchase them, and whereas the board would like to avoid special assessments, the board directed Gillaspie to prepare a proposed 2016 budget showing association dues at \$175.

VII. Other Business

A. Sandalhaven

The sewer rate increase proposed by Sandalhaven was discussed. If the increase is granted before the annual meeting, and if it would affect the budget significantly, the budget may be adjusted before it is adopted.

B. BBQ

In view of the removal of the deteriorated charcoal grills behind each condo building, the board directed Gillaspie to place an inexpensive propane BBQ grill in each of the cup de sacs to see if grills in those locations will serve the needs of our owners.

C. Landscaping

The board directed Gillaspie to form an ad hoc committee to make recommendations regarding the planting of young nursery stock at this time that will mature and take the place of existing palms trees.

VIII. Determination of Next Meeting

November 14, 2015

IX. Adjournment

There being no further business, the chairman adjourned the meeting.

Respectfully submitted,
Dora Maria Thomas, Secretary