

Cape Haze Resort Community Association, Inc.

Approved Minutes of Meeting

Board of Directors, February 14, 2017, 11:00 a.m., Cape Haze Resort Clubhouse

Members Present: Robert A. Morris, Jr., president
Robert Baran, vice-president
Members Not Present: Pamela Morris, secretary/treasurer
Others Present: Clark Gillaspie, association manager
Observers: 03-201 03-401 03-408 05-204
05-206 05-208 05-302 05-405
07-401 09-401 11-201 11-204
11-206 11-408 13-308 13-402
13-407

I. Determination of Quorum

Gillaspie advised a quorum was present.

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 November 12, 2016, and to approve them as written. The motion carried unanimously.

V. Old Business

A. Tennis Court Refurbishment

Gillaspie reported that the surface of both courts had been refurbished and that the south court had been converted from one tennis court to four pickle ball courts. The work expanded to include new chain link fence between the courts, repainting the light poles, and placing root barrier around the perimeter of the court as needed. The total cost was within the estimated amount provided at the annual meeting.

B. Front Gate

Gillaspie reported that the conduit was in place, that Comcast telephone and internet

service would be activated soon, and that entry gate electronics and security equipment would be installed thereafter.

VI. New Business

A. Review of Draft Financial Statements

The draft financial statements show a small profit, and the \$1,882 carried forward from 2015 was contributed to reserves. The only significant variance was maintenance and repair costs being over budget by \$10k, due to absorbing the \$16k cost of painting the carports, streetlight and monuments into current operating expenditures. Gillaspie also reported that the FPSC is considering an application from Utilities Inc. that would lower sewer costs significantly.

B. Maintenance and Repairs

1. Year to Date

Gillaspie reported that additional shell was needed to finish the lake path, that a “new” pool heater required a new compressor and heat exchanger, the a new elliptical had been ordered, and that the new pool equipment fence was in place.

2. 2017 Projects

Gillaspie listed projects that could be undertaken during 2017, funds permitting, including resealing a clubhouse window, renewing the asphalt topping on the roads, improving the landscaping in the parking islands, and refurbishing gates and handrails around the pool.

VII. Other Business

Baran signed a certificate of eligibility. Morris signed the management agreement for 2017. Observers offered suggestions for new projects including either bocci ball or shuffleboard in the volleyball area, solar panels on the clubhouses, and blinds in the west windows in the west clubhouse.

VIII. Determination of Next Meeting

May 10, 2017

IX. Adjournment

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

Respectfully submitted,
Pamela Morris, secretary/treasurer