

Cape Haze Resort Community Association, Inc.

Approved Minutes of Meeting

Board of Directors, June 30, 2017, 10:00 a.m., Cape Haze Resort Clubhouse

Members Present: Robert A. Morris, Jr., president
 Robert Baran, vice-president
 Pamela Morris, secretary/treasurer

Members Not Present: none

Others Present: Clark Gillaspie, association manager

Observers: Ken Maloof

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 meetings held February 14, 2017 and April 13, 2017, and to approve them as written. The motion carried unanimously.

V. Unfinished Business

(none)

VI. New Business

A. Reclaimed Water Contract

It was moved and seconded to direct Gillaspie to sign the reclaimed water contract with Charlotte County on behalf of the Association. The contract is for twenty years, and some of the provisions dictated by the State are not ideal. Nonetheless the level of the lakes has been quite low in recent winter seasons and the situation is likely to continue to worsen. The motion carried unanimously.

B. Security Cameras

It was moved and seconded to direct Gillaspie to contract with Quality TV to install a new security camera system at the front gate, to issue a new gate opener key fob to each unit, and to install a new security camera DVR in the clubhouse. Comcast broadband service has been installed, and the gates have been rewired to allow recordation of all entrance openings. The allowance is \$3,500 for the gate house security system, \$4,000 for the key fobs, and \$1,000 for the clubhouse. The motion carried unanimously.

C. Sealcoat Asphalt

It was moved and seconded to direct Gillaspie to enter into a contract to sealcoat the asphalt in September. The scope of work is to include re-striping and the repainting of the parking bumpers. The board will consider asphalt repairs at a later time, particularly the southern edge of the main entrance boulevard. The motion carried unanimously.

D. Annual Audits

Gillaspie reported that amendments to Chapter 720 removed a certain exemption and that the Association will now be required to prepare reviewed financial statements instead of the reports of cash receipts and expenditures prepared to date.

E. Official Records

Gillaspie reported that Florida law now requires large associations to maintain a website on which their official records are posted, although we are exempt at this time. Nonetheless, we do maintain a website that does contain some of our official records. Gillaspie reported that there are new regulations regarding estoppels that do apply to us, and that Cape Haze Resort is in the compliance.

VII. Member Comments

(none)

VIII. Determination of Next Meeting

It was decided to defer the draft budget meeting from the second Tuesday in August, as per the Rules and Regulations, to late September in order to accommodate summer travel schedules.

IX. Adjournment

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

Respectfully submitted,
Pamela Morris, secretary/treasurer