

**Cape Haze Resort Community Association, Inc.**

Minutes of Meeting

Annual General Meeting of Members,

November 11, 2017, 10:00 a.m., Cape Haze Resort

Clubhouse

Approved November 10, 2018

Members Present:    Class A Members:  
CHR A 11/13 represented by Robert Baran  
CHR B 3/5 represented by Ken Maloof  
CHR C 7/9 represented by Joanne Agostarola

Class B Member:  
Community Developer represented by Robert Morris

Board Members

Present:                Robert Morris, president  
Robert Baran, vice-president  
Pamela Morris, secretary/treasurer

Not present:            none

Others Present:        Clark Gillaspie, association manager  
Beth Messenger, property assistant

Observers:            03-201    05-206    07-208    07-401    07-406  
07-407    11-201    11-202    11-208    11-305  
11-401    11-407    13-203    13-206    13-303  
13-308    13-401    13-406

**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 Bob Morris acting as chair.

#### **IV. Approval of Minutes**

It was moved and seconded to waive the reading of the minutes of the previous annual meeting, held November 12, 2016, and of the special meeting of members held May 10, 2017, and to approve them as written. The motion carried unanimously.

#### **V. Unfinished Business**

None

#### **VI. New Business**

##### **A. Reports**

Gillaspie reported that there are 15 new owners since the last annual meeting. He reported that the community was prepared for Hurricane Irma, that power was not lost although cable was down for several days, that the wind caused only minor structural damage but considerable landscape damage, and that clean up had cost about \$7 thousand. He reported that nearly \$60 thousand was spent on special projects in 2017 including the pickle ball courts, asphalt re-sealing, refurbishing pool furniture, selected landscape plantings, a new spa heater, a new elliptical, and cameras at the front gates. He reported that he is seeking proposals for supplying and installing solar shades in the west windows of the west clubhouse. He reported that the community would be buying reclaimed water from the County in order to maintain higher lake levels in the winter season. And he reported that landscape replacements and enhancements would continue, budget permitting.

##### **B. Proposed Budget**

The proposed budget for 2018 was discussed, including the 4% increase in assessments, a 3% increase in most expenses, higher increases for insurance due to the active hurricane season, an allowance for audit fees, the reduction in sewer rates, and carrying forward any uncapitalized operating surplus from prior years into 2018.

##### **C. Audits**

Due to changes in FS720 and concerns expressed by some unit owners about knowing that the association's reserve funds are accounted for properly, Morris advised that the association will engage the accountant to perform a review or audit for 2017, and perhaps for 2016 as well.

##### **D. Insurance Deductibles**

Gillaspie advised that in 2017 Lloyds offered only a 5% deductible option for wind and that their premiums were the best available to us. It was moved and seconded that 5% deductibles are acceptable to the members of the association for the 2018 renewal. The motion carried unanimously.

##### **E. Reserves**

There was discussion about the level of the reserves and keeping the reserves

contributions at about 55% (which is the ratio of the existing units to the total permitted units). It was moved and seconded to waive full funding of the reserves for 2017 and to fund them at the ratio cited above. The motion carried unanimously.

**F. Amendments to Rules and Regulations**

Gillaspie reported that adoption of proposed amendments to the Rules and Regulations will be on the agenda for the February board meeting.

**G. Boat Parking**

Some observers expressed a desire to maintain boat parking at the north end, and others wanted there to be no such facility. Morris said he would take their comments under advisement.

**H. Front Entry**

Gillaspie will present, to the unit owners and the board, two options for upgrading the front entry gates: a mid-priced option with lift arms and a deluxe option with full height swinging gates.

**I. Appointment of Directors**

Morris reported that there is no change in the slate of directors at this time.

**VII. Member Comments**

One observer reported that he could supply and install 20 high definition video cameras for \$1 thousand. Another requested that we look into having a defib unit in the exercise room. Another asked that we look into installing solar panels on the roof of the clubhouse to heat the pools. Another asked that the association consider installing at least partial covers over the pool area pergolas. Another asked that we primp and prune the front entry walls. Another requested that the shell walks behind buildings 7, 9 and 13 be re-dressed. Virtually all unit owners at the meeting were in favor of enforcing the rule against playing music in the pool area, except through personal earphones.

**VIII. Determination of Next Meeting**

The next meeting is scheduled for Saturday, November 10, 2018 (i.e. the second Saturday in November).

**IX. Adjournment**

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

Submitted respectfully,  
Pamela Morris, secretary/treasurer