



CAPE HAZE RESORT

PLACIDA, FLORIDA

**Special Meeting of the Board of Directors**  
CAPE HAZE RESORT COMMUNITY ASSOCIATION, INC.  
**Cape Haze Clubhouse**  
**Thursday, November 29, 2018, 9:00 A.M.**  
**Approved December 18, 2018**

1. Call to Order

The meeting was called to order by board president Mark Watkins at 9:23 A.M.

2. Determination of a Quorum

Present were Mark Watkins, Larry Bowie, Ted Mottola, Jim Powell\*, Richard Bolles\* and Pete Travers.<sup>1</sup> Board president Mark Watkins declared a quorum present.

3. Certification of Notice

Rob Edgington certified that the meeting was properly noticed.

4. Approval of Minutes

**Motion:** To waive the reading of the minutes of the 10 November 2018 meeting and approve the minutes as written (Larry Bowie, second by Ted Mottola). Unanimously approved.

5. New business

a. Adoption of the Amended Bylaws

Mark Watkins briefly reviewed the amendments to the bylaws.

**Motion:** To adopt the Amended Bylaws as presented (Larry Bowie, second by Ted Mottola). Unanimously approved

b. Enlarge the Board of Directors to Seven (7) Members

The original rationale was to have an odd number of directors to avoid a tie vote.

Specific Comments:

- There was a general sentiment that women should be on the board of directors and, if a seventh director position be created, a woman should fill it
- There was discussion that, at this juncture for the Association, our goal should be consensus decisions by the board, a view that would effectively preclude the circumstance of a tie.

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<sup>1</sup> \* Denotes present by telephone

**Motion:** To keep the number of directors on the board at six (Pete Travers, seconded by Mark Watkins). Unanimously approved.

c. Election of a Seventh Director.

This was rendered moot by the previous motion.

d. Creation of Committees

Mark Watkins explained rationale for initial structure and the development by the committees themselves. He separated out two committees, Fines and Golf, from the remainder commenting that a Fines Committee was a statutory requirement and the Golf Committee might be best managed through interested individuals.

**Motion:** To establish a Fines Committee in accordance with Florida statute with an initial membership of Frank Giordano, Larry Bowie and Camille Wells with Mark Watkins as the board liaison and Camille Wells as chair (by Jim Powell, seconded by Pete Travers). Unanimously approved.

Mark Watkins named the proposed initial committees, their coordinators and their board liaisons (see Appendix to these minutes). Additional explanatory comments were offered by other board members. In summary:

- Committees were needed to assist the and advise the Board
- Owners gave their names on voluntary sign-up sheets during the 10 November 2018 Annual Meetings
- The Board asks the committees themselves to take a role in determining their structure and leadership
- Scott Diamond drafted, and the Board approved, initial committee descriptions to serve as a starting point for organizational discussions
- Initial descriptions included the assignment of an organizing coordinator and a board liaison for each committee
- Our expectation is that the coordinators will use the lists of volunteers to gather interested owners together to (a) review and accept or recommend changes to the committee descriptions and (b) determine their number, composition and leadership
- Committee organization should be accomplished within a reasonable time frame, but no specific timeframe was proposed

Jim Powell suggested that the Grounds and Facilities committees be merged, but there was general consensus that there would be too much work there for a single committee.

**Motion:** That the Board of Directors establish the Activities Committee, the Communications Committee, the Decorating Committee, the Facilities Committee, the Finance Committee, the Grounds Committee, the Strategic Planning Committee and the Safety and Security Committee and adopted the initial committee descriptions, coordinator and liaison assignments (by Ted Mottola, seconded by



Larry Bowie). Unanimously adopted.

#### 6. Owner Comments

- Owners were pleased with the web site
- Web site security was an ongoing concern recognized by the web-master team and being actively addressed with the host (GoDaddy)
- John Harms, on his web site, was promoting leases in Cape Haze for shorter periods than our community permits.<sup>2</sup> Rob Edgington and Scott Diamond will discuss the situation with Mr. Harms.
- Old gate codes still remain in our “system”. Rob Edgington is working at removing those old codes, but it is a tedious process. The issue is referred to our new Safety and Security Committee for further consideration.
- The season’s golf schedule had to be determined in October. Arnie Morren said the golf season would begin January 2, 2019 at 12:30 PM and would continue every Wednesday for the next 12 weeks.
- Bob Baran informed the group that Boca Royale was selling its used gym equipment using a silent auction format that would close on December 1<sup>st</sup>. He suggested the resort could use some new equipment, a suggestion met with general agreement. The opportunity to participate in this auction was referred to the Facilities Committee.

#### 7. Adjournment

**Motion:** To adjourn the meeting at 10:30 A.M. (by Larry Bowie, seconded by Pete Travers). Unanimously approved.

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<sup>2</sup> The web site <https://www.hendricksassociates.com/rentals> did not have any Cape Haze properties in the rental list.



## APPENDIX

### CAPE HAZE COMMUNITY ASSOCIATION COMMITTEES OF THE BOARD OF DIRECTORS

#### Activities

Coordinator: Lucy Mottola  
Board Liaison: Larry Bowie

#### Finance

Coordinator: Brian Ballantyne  
Board Liaison: Ted Mottola

#### Strategic Planning

Coordinator: Jim Burnett  
Board Liaison: Mark Watkins

#### Safety and Security

Coordinator: Mark Ikemier  
Board Liaison: Jim Powell

#### Facilities

Coordinator: Joanna Wood  
Board Liaison: Richard Bolles

#### Grounds

Coordinator: Kate Giordano  
Board Liaison: Jim Powell

#### Communications

Coordinator: Jan Schweitzer Sanford  
Board Liaison: Pete Travers

#### Decorating

Coordinator: Debbie Bowie  
Board Liaison: Ted Mottola

#### Other

Fines Statutory, 3 members  
Board Liaison Mark Watkins

Golf