**Board of Directors Meeting Minutes**

**Cape Tranquility Homeowners' Association**

**Annual Meeting Date: June 7, 2025**

**Capetranquilityhoa.com**

The following meeting minutes reflect the discussions and actions taken by the Board of Directors (the “Board”) of Cape Tranquility Homeowners’ Association (the “Association” or “HOA”) at the annual meeting of the Board conducted on June 7, 2025.

**Meeting called to order at 5:00 p.m.** by Paul Hoffey, President**.**

**Attending:** Paul Hoffey, President; Cheryl Darwin, Vice President; Chris Quillin, Director;

 Terry West, Director/Secretary/Treasurer

**Absent:** Donald Harville, Director

**Guests:** About 51 HOA members and family members

**Welcome:** Paul Hoffey, President, welcomed all the attending guests and reviewed the Board of Directors responsibilities and activities.

**New Owners / Residents:** Paul introduced the 3 new owners/residents that have joined us since the last annual meeting.

**Financial Report and Annual Budget:** The Financial Report for 2024-2025, along with the Annual Budget for 2025-2026 was provided to the homeowners and reviewed by Terry West, Secretary/Treasurer/Director. The board was able to stay within last year’s budget and recommended the new budget’s total remain the same as the previous year’s total. There were no objections to the 2025-26 budget by the attendees.

**Directories:** Terry thanked the members for providing their updated information and authorizations. The Resident Directories will be updated and made available to homeowners within a few weeks.

**CR 4202 Update:** Gary Dennis informed the homeowners that the county commissioner has put the CR 4202 repaving project on his board for next year. This is not a guarantee that it will happen next year, but it is the first time that it has been put on the commissioner’s board.

**July 4th Festivities:** Gary Dennis plans to have his annual Fourth of July fireworks exhibition on Saturday July 5th. Sunday, July 6th will be the back-up date if weather conditions develop on Saturday. The exhibition will begin just after dark.

**New Fire Station Update:** Gary Dennis informed the homeowners that the new fire station will be ready to begin construction during the first quarter of 2025.

**Election Results:** Terry stated that the following 5 candidates on the ballot for the Board of Directors received the most votes and were elected to the 2025-26 Board of Directors. The ballots were opened and counted by volunteers Karen McKee and Ken McKee and reviewed with Terry West, Secretary/Treasurer.

Cheryl Darwin

Don Harville

Paul Hoffey

Chris Quillin

Terry West

**Open Forum:** Paul addressed questions and comments about the status of Undine’s water supply issues and possible solutions.

**Wrap up:** Paul thanked everyone for coming and then adjourned the meeting at about 7:00 PM