

Board of Directors Meeting Minutes
Cape Tranquility Homeowners' Association
Annual Meeting Date: June 6, 2025

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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 6, 2026.

Meeting called to order at 5:00 p.m. by Don Harville, President.

Attending: Don Harville, President; Paul Hoffey, Vice President; Chris Quillin, Director; Cheryl Darwin, Director; Terry West, Director/Secretary/Treasurer

Guests: About 40 HOA members and family members

Welcome: Don welcomed all the attending guests and introduced the current Board members.

New Owners / Residents: Don announced that 1 new owner/resident, Ron Drake, has joined the HOA since the last annual meeting. Paul introduced Kathy & Roy Klingelberger who are owners that recently completed construction of their new home and have become full-time residents.

Financial Report and Annual Budget: The Financial Report for 2025-2026, along with the Annual Budget for 2026-2027 was provided to the homeowners and reviewed by Terry. 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. However, it was noted that if a new Secretary/Treasurer is not found, one may have to be hired and that may necessitate raising dues to cover the cost. Gary Dennis made a motion to approve the new budget. Another resident seconded the motion and all attendees approved. No objections were made.

CR 4202 Update: Gary Dennis informed the homeowners that the county commissioner, Mark Richardson, said someone in a large black truck almost ran over a road crew member while they were paving CR 4202 from CR 3506 to CR 4201. The commissioner said he plans to complete the paving of the rest of CR 4202 by year end or early next year.

July 4th Festivities: Gary Dennis plans to have his annual Fourth of July fireworks exhibition on Saturday July 4th. Sunday, July 5th 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 stated that construction of the new fire station is under way and will be completed by October 2026.

Election Results: The opening, review and counting of the ballots was completed by the end of the meeting by volunteer Bobby James and Terry West, Secretary/Treasurer. The 3 candidates on the ballot for the Board of Directors, Chris Quillin, Paul Hoffey & Cheryl Darwin, received the

most votes and were elected to the 2026-27 Board of Directors. They each received 52 to 53 valid votes. They each received an additional 10 to 11 votes, however, those votes were rejected mainly due to members not being present and not assigning a Proxy to represent them at the meeting. 2 ballots were rejected due to having votes for more than 3 board members. There were a couple of write-in candidates for both Director and Secretary/Treasurer.

Open Forum: Don mentioned that Undine has started working on hooking up the new water storage tank that they have installed. It was also mentioned that you can monitor your daily water usage using an app called “EyeOnWater” which Undine’s system is integrated with.

A question was raised about the status of Bright Speed’s new cable service. Bobby James expressed concerns about Bright Speed cutting into our recently paved roads to run fiber cable across it to new customers’ homes. Terry stated that he has made a call to Bright Speed, but has not received a call back.

Paul stressed the need for someone to become Secretary/Treasurer.

Wrap up: Don also stressed the need for someone to become Secretary/Treasurer. Don thanked everyone for coming and then adjourned the meeting at about 7:00 PM.