



Cape Royal COMMUNITY

COME PLAY. COME STAY.

An active, family friendly golf community.
Ideal for golfers and non-golfers alike.



2021 ANNUAL REPORT

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Board of Directors

Neil Price – President

John Cogan – Vice President

Parker Cortner – Secretary

Donna Shelton – Treasurer

Jean Carlson – Director-at-Large

Debbie Davidson – Director-at-Large

Karen Durand – Director-at-Large

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2021 In Review



Letter From The President

Neil Price

Cape Royal Homeowners
Association President



Hello Cape Royal Residents and Owners,

Cape Royal continues to be a premier community that has drawn us all to the Southwest Florida Lifestyle. I am proud to be a part of our community and play a small part in its future.

Cape Royal continues to grow with a steady flow of new build permits. Desirability of our community is evident from this growth and escalating home/property values. Your HOA's mission is focused on protecting your investment in homes or property and maintaining our community lifestyle. Our governing documents, rules, assessments and expenditures exist to support this mission.

We are fortunate to be a self-managed community. Without the hard work and dedication of our block captains, committee participants and chairs, I don't believe we could achieve this kind of community. I am often asked how a community of this caliber, having acquired our golf course and invested in major upgrades, can maintain an assessment level lower than any comparable community. The answer lies with our residents that volunteer their time and energy to manage the many facets of our infrastructure and operation. My deepest thanks to all of you!

2021 is behind us and despite the challenges of a continuing pandemic, we had several significant accomplishments.

We completed replacement of our aged irrigation system across all 27 golf holes. This \$1.7 million dollar investment was achieved through lease modifications with our golf course operator and has not had any impact on our annual HOA assessment.

We also replaced the bridges on our Queen course. The failing bridges not only posed a risk to operating the Queen course, they posed a risk to anyone traversing them. Funds accrued from our golf revenue-share agreement were used, again with no impact to assessments.

The industrial site to our North was acquired and new owners clear-cut the property exposing a gaping break in our boundary and full view of heavy industrial operations. With cooperation of the industrial owner and some leverage with regulatory agencies, we were able to create a vegetation boundary and restore separation.

Email has become our standard communication vehicle, and we have installed a new email distribution system. This will greatly improve our ability to get information to you in an efficient and consistent manner.

We continue to address drainage issues throughout our community. A major regrade project nearing completion will improve a long troublesome area along Queen 3.

Lakeshore restoration continues in areas severely impacted by erosion. We also planted over 20,000 native littoral plants on several lakes. These are taking hold and improving water quality and providing wildlife habitat.

As we head into 2022, we will hope impacts from the COVID pandemic fade to memory and our focus remains on sustaining Cape Royal as the wonderful community it is.

Congratulations to us! Thank You

Neil Price, President Cape Royal HOA



2021 In Review

Approved Project Review by Type

(Note: some requests contained multiple categorized items)

Exterior Home Repainting	24
Roof Replacement / Gutters	31
Storm Shutters / Windows	42
Landscape / Culverts	24
New Construction	16
Generator / Propane	4
New Pool / Lanai / Fence	3
Fence / Flagpole	4
Resurface Driveway	12
Pool Refurbish / Pool Cage	10
Door Replacement	3
Well	2
Solar Panels	3
Room Additions	1
Site Setbacks	2
Home Exterior Trim	1
Total Approved Projects	182

Architectural Review Board

The Architectural Review Board (ARB) reviews, approves and enforces architectural plans and specifications for new construction and major property improvements within the community.

In 2021

- Continued to administer Policy #600 and Construction Agreement.
- Approved 182 projects in 2021, a 10% increase over prior year, which were again driven by exterior home improvement projects.
- The 16 new home construction approvals were slightly higher than 2020, when 15 were approved.
- Mailbox requests increased 30% over prior year.

Looking Forward to 2022

- As older homes turn over, remodeling projects continue to grow.
- Continue to administer Policy #600 and Construction Agreement.

2021 Mailbox Requests	
New Mailboxes	11
Replacement & Repairs	36
Total Mailbox Activity	47



Committee Members	Bob Mitchell - Chair	Parker Cortner – Board Liaison
Barb Munoz – Voting Member	Bob Stites – Voting Member	Chuck Hibbert – Voting Member
Butch Rokosz – Voting Member	Marty Davidson - Alternate	

2021 In Review

Communications Committee

This committee maintains communication between the board, committees and residents. It includes the Family Data Sheet process, website, annual directory, Nextdoor, new resident's packet and Block Captains.

In 2021

- Added new Surface Water Management educational pages to the [caperoyalhoa.com website](http://caperoyalhoa.com).
- Community Event Calendar maintained with CRGC calendar responsibility transitioned to their staff.
- 2021 Directory completed & distributed in April.
- New resident packets distributed.
- HOA Block Captain email system was converted mid year to an automated WIX email system with robust scheduling and reservation features for HOA residence news.
- Policy #500 Information Use & Privacy updated.
- Nextdoor expanded to connect 527 Cape Royal neighbors.
- We said goodbye to a veteran Block Captain, realigned responsibilities to reflect our growth and welcomed Rodger Roos and Gail Marra to the Block Captain team.

Looking Forward to 2022

- Continue optimizing all communication vehicles and communicating news in a timely format.
- April publication of annual directory.
- Recruiting a new chair for this committee. Contact Debbie Davidson, if interested.

A Huge THANK YOU to our Block Captains

Lee Andera	Phyllis Mills
Greg Ciccone	Leslie Mitchell
Nancy Dill	Janet Monts
Jacque Flenniken	Becky Nordan
Susan Lanctot-Moskowitz	Rodger Roos
Sally Lynch	Kathryn Schulte
Gail Marra	

In remembrance... we would like to recognize Barry Burke who faithfully served as a Community Block Captain for 12 years.

And a huge THANK YOU to Lucille Rokosz for serving as BC Coordinator for the past 6 years!

Committee Members	Karen Durand – Chair & Board Liaison	Lee Andera - New Resident Package	Greg Ciccone – FDS
Leslie Mitchell – Directory	Denise Wozniak – Nextdoor Liaison	Linda Reynolds - Webmaster	Neil Price - PR
Karen Durand – Calendar, Newsletters, Annual Report & Website content		Rhonda Hibbert – FDS Database, Historical Information & Google Drive	

2021 In Review



This project was completed to help remove the flow of water away from the gate boxes and frames, and to help prevent damage to the gate & lighting devices.



Community Access Committee

This committee is responsible for managing access to our Community through our North and West gates, including entry security equipment maintenance and communication with local law enforcement.

In 2021

- We thank Bob Voshell for serving as interim chair this year, and welcome new Committee Chair, Ed Petrik .
- Sold 54 Personal Access Cards, 133 Stickers & 12 Vehicle Bars for a total of \$2,765.00 in revenue for the HOA.
- **FRONT GATE** - Repaired about ¾ of the electrical outlets at front entrance and light on sliding door, repaired data Link to keypad and installed new key bolt lock at guard house. Replaced camera for license plate exit lane new DVR, power washed black tar off of front entrance way, changed the frame on right outgoing gate box, improved drainage at west gate with new drain pipe and added stone in several gate motor box areas.
- **WEST GATE** - Changed the frame on right outgoing gate box; replaced transmission on left gate box tower, repaired the exit gates, replaced the siren tone to open gates and got the drainage issue addressed on the exit side of the exit lane. Added stone in several gate motor box areas, replaced three LED lights and three spotlights outside of gate, replaced DVR and added a new IP license plate camera.

Looking Forward to 2022

- Continue to keep our gate systems working well at the lowest possible cost.
- Looking for new committee volunteers. Call Ed Petrik, if interested.

Open Gate Hours:

5:00 am to 7:00 pm winter & summer

Policy #807

- Cape Royal property owners are not authorized to fish in any lake not abutting their own property, nor from the golf course or neighboring properties.
- Fishing is not permitted from any common areas.
- Non-property owners are not permitted to fish in the lakes unless authorized by a property owner.
- Use of casting nets is prohibited.

Be vigilant and report suspicious activity to the Sheriff's Office, (239) 477-1000

Important - It is each resident's responsibility to report damages to the North & West gates as soon as possible to avoid damage to other resident vehicles who follow.

Committee Members		Ed Petrik – Chair	John Cogan – Board Liaison	Greg Ciccone
Lou Fiola	Ben Hurd	Ron Kohl	Jack Lynch	Ron Previtly
Bob Voshell		Rick Wagner	Lesia Wells	Hal Youngblood

2021 In Review

Gate & Entrance Christmas Decorations



Making Strides Against Breast Cancer Circle of Friends Team



Community Activities Committee

This committee manages HOA-funded activities, including Community Garage Sale & CRCF Bake Sale, Block parties, Easter Egg Hunt, Breast Cancer Walk, North and West gate Christmas decorations and traditional Halloween activities.

In 2021

- Several events were cancelled due to COVID-19, including the Community Wide Garage and Bake Sale, the Easter Egg Hunt and the Spring Bye Bye Birdie party.
- A walk/bike ride to support breast cancer research was held with a total of 90 participants who raised a record \$14,262 to support the ACS Making Strides Against Breast Cancer initiative. Bingo, a CRGC golf tourney and a raffle also supported this event. As a result, "A Circle of Friends" team won the Super Squad Award from ACS, SW FL.
- Neighborhood Block Parties were back.
- Halloween Trick or Treat still took place at each homeowner's discretion.
- Many volunteers stepped up to decorate the community for the Christmas holiday over the Thanksgiving weekend.

Looking Forward to 2022

The following activities are currently scheduled.

- March 5 - Community Garage Sale returns
- Early Oct. - Breast Cancer Walk & Breakfast
- Fall - Block Parties
- Oct. 31 - Trick or Treating
- Early Dec. - Front Gate Christmas Decorating

Other activities, such as the Bye Bye Birdie Snowbirds Party and the Children's Easter Egg Hunt will depend on Covid-19 restrictions.



Committee Members

Carol Maurath

Jacque Flenniken – Chair

Jessica Wojtukiewicz

Karen Durand – Board Liaison

Dick Wojtukiewicz

COMMUNITY & CLUB EVENTS

Neighbors helping neighbors
 Bingo and Movie Night
 Saturday Night Dinner Club
 Valentine's Day Dinner
 Golf Cart Parades
 LoCR meals for Sheriff's Dept. & other activities
 New Year's Day Bloody Mary Open & Lunch
 Other seasonal events



CAPE ROYAL COMMUNITY FOUNDATION (CRCF)
 Lee County High School Golf Scholarship Challenge

Community resident-sponsored clubs and groups continued to reinvent ways to socialize safely and help others throughout the year. One way was through the activation of the Vaccine Squad to help residents schedule the first round of shots and another was through a massive outpouring of support for long time Block Captain, Barry Burke. There were many ways to get involved while social distancing. Information is available on the [website](#) on our [community calendar](#) and through Block Captain emails.

Cape Royal Vaccine Squad
 Linda Reynolds - lead
 Debbie Davidson
 Debra Douglas
 Karen Forsberg
 Sally Lynch
 Carol Maurath
 Mindy McNamara
 Leslie Mitchell
 Phyllis Mills
 Camille Miloff
 Elaine Mitchell
 Jean Paulson
 Barb Pretasky
 Karen Schmid

Saving lives is TOTES the best! "Because they need me, I give."

Change a life. **Donate blood.**

Spread a few minutes and save a life! Your Lee Health Blood Center donation will help right here in Lee County.

Cape Royal Golf Club
Mon. May 3rd
10:00am-3:00pm

To Sign Up To Donate Blood
 Contact: Jill Doucette at 606.996.5464 or email: jilldoucette59@gmail.com

All donors will receive a thermal ink tag and receive credit including blood pressure, temperature, iron levels and cholesterol screening.

For more information or schedule a bloodmobile visit, call 239.545.2355

SCHOLARSHIPS FOR HIGH SCHOOL SENIORS
 \$241,000 awarded since 2002

Scholarships are earned by high school students who have participated in their school's golf program, demonstrated academic excellence, and volunteered for extensive community service.

Click below for the [application](#) and [information](#)

Application & Information

SHUCKLE HOT PRODUCTIONS

Drive In MOVIE NIGHT

COMMUNITY ACTIVITIES

While COVID-19 hindered some annual activities, others were enjoyed as Cape Royal residents continued working around extraordinary times.

Golf Leagues & themed Scrambles at Cape Royal Golf Club

Seasonal events as circumstances allowed:

Bocce League

Royal Picklers – Pickleball

Tennis Courts

333 Wine Club

Ladies of Cape Royal

Euchre Club

Mah Jongg

Ladies Bridge Club

Corvette Club

Golf Cart Parades to celebrate many special occasions

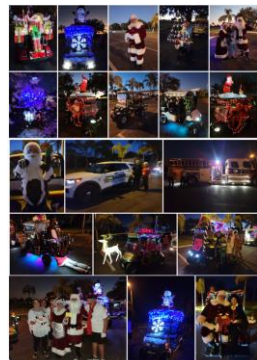
Drive-In Movie Night on the range



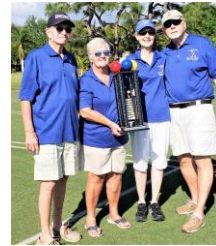
MGA Pig Roast



333 Wine Club



Mah Jongg



Bocce



Halloween Party



2021 In Review

Traffic Calming Committee “TCC”

Using Our Roads is a Two-Way Street

Any comments to this email PLEASE direct it to

Parker.cape.royal.covenants@gmail.com

Cars

1. Please give Walkers 3 feet of space
2. If a car is approaching from the other direction, consider Stopping until you can give that space.
3. Please give **Bikers and golf carts** the same space.
4. Please Obey all **Traffic Signs**, STOP and Speed Limit.

Walkers

1. Remember to **walk opposing traffic**.
 - That way you can see oncoming traffic.
2. During low light times wear **highly visible clothing**.
 - White, Orange or Safety Yellow or Green.
 - Also consider flashing lights.
3. Consider not wearing **Headphones** and limit use of **Talking** and **Texting** on phones.
 - Cannot hear cars, golf carts or bikers.
 - Very hard to text and walk and be very aware.

Bikers, Golf Carts

1. Please give **Walkers 3 feet of space**
2. Let them know that you are approaching, Bell, Whistle, or a friendly shout, passing on the left or right.
3. If a car is approaching from the other direction, consider Stopping.

Remember Our Speed Limit is

25mph

Covenants & Governing Documents Committee

This committee is responsible for educating residents about our rules, identifying property violations and seeking corrections. They maintain our HOA documents to meet Florida statutes.

In 2021

- Conducted 3 full inspections throughout the year, using a streamlined reporting process via a smart phone while en route.
 - Completed violations’ notices as needed throughout the year until resolution was completed.
- Initiated a Traffic Calming Subcommittee to address speeding and traffic violations within the community. Members include: Parker Cortner, Lou Fiola, Col. Dick Nolan, Gary McKinley, Camille Miloff, Leslie Mitchell, Deidre Petrik, Doug Proffitt.
- Addressed additional areas of covenants throughout the year, i.e. noise, lot mowing, signage, trash removal, etc. as needed.

Looking Forward to 2022

- Planned inspection dates are January 3rd, April 6th, and July 6th and October 5th.
- Informal inspections of yards, flower beds, etc. will continue throughout the year as necessary.
- TCC focus continues for improved resident safety.

Summary of Key Inspection Review Items

Contact crhoacc@gmail.com regarding any projects in work.

Roofs – In violation if one or more sides are darkened with dirt or mold and appears to need cleaning. Numerous non-matching, missing shingles or tiles may be reported. Roofs include gutters, downspouts and fascia, chimneys and other attachments.

Driveways – In violation if they show major cracks or if mold, dirt or weeds cover a majority of the surface. This includes paths and walkways to doors.

Major landscaping issues – Dead or fallen trees or shrubs, overgrown and weedy lawns and gardens are considered violations. Substantially dry or dead lawns are also in violation. Stone walls, garden curbing and other outside structures must be kept clean.

Home exteriors – Walls, trim, doors and garage doors should be clean and of consistent color (this includes stem walls around lanais). Cage frames must be clean and screening intact; Lanai, pool, or patio surfaces, if substantially dirty or unkempt, are violations. It is strongly encouraged that everyone look at the back of their home, as roof and lanai stem walls often go unnoticed.

Committee Members	Parker Cortner –Chair	Jean Carlson – Board Liaison	Debby Benninghoff	George Einsetler
Phyllis Mills	Jim Lester	Kim Bolt	Karen Forsberg	Gary McKinley
	Ken & Phyllis Nitz	Cathy Ready	Kim Wagner	

2021 In Review

Jill Doucette, HOA
Finance Committee Chair



Mary Jane Lahr,
Community Bookkeeper
Manages the community
books and ensures that
our auditors are happy
with the status of our
financial documents.



Donna Shelton, HOA
Treasurer and Board
Member



Finance Committee

This committee is responsible for managing HOA finances, developing annual budgets and ensuring compliance with legal requirements. Each committee member has extensive accounting and finance backgrounds and provides guidance and general accounting principles to the HOA. The Finance Committee meets monthly, on the second Tuesday of the month at 7 PM.

In 2021

- Posted all monthly financial reports on the password protected page of the HOA website.
- Ensured compliance with legal requirements and reviewed all contracts.
- Managed all HOA financial responsibilities at the direction of the Board.
- Developed the annual budget in an online format for ease of use.
- Conducted a budget workshop prior to the BOD vote.
- Managed contracts for the community.
- Updated insurance policies to provide greater coverage.
- Communicated the community financial status at monthly HOA Board meetings.
- Hired and managed financial audit vendor and process.
- Recommended criteria for use of Community Asset Reserves.

Looking Forward to 2022

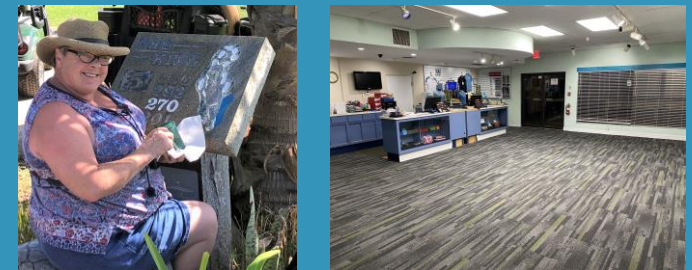
- Continue to manage and refine the budgeting and reporting process.
- Assist in managing the HOA asset reserves.
- Develop annual budgets.
- Manage HOA contracts.
- Looking for new committee volunteers. Call Jill Doucette, if interested.



Committee Members	Jill Doucette – Chair	Donna Shelton – Board Liaison & Treasurer	Mary Jane Lahr – Community Bookkeeper
Marla Britton	John Cogan		

2021 In Review

Ribbon Cutting Ceremony for 4 New Queen Bridges



Golf Steering Committee

This committee ensures compliance by HOA and Troon-Green Golf Partners (Troon-GGP) for the lease and plan for future golf course projects. It supports the golf course long-term, planning for budgeting and overseeing projects for which the HOA has responsibility and ensuring our annual debt assessment remains constant for 15 years.

In 2021

- Troon-GGP's ability to stay open during the majority of the year was a huge benefit in drawing outside groups & leagues.
- Course play continued to improve, with rounds increasing to 66,339, a 5.3% increase over 2020.
- Attained 131 golf members, 67 are HOA residents, 18 social members, 21 weekly leagues in season, 17 are year-round, 160 Men's Golf Assoc. (MGA) members and 29 Ladies Golf Assoc. (LGA) members.
- Irrigation project on all 27 holes completed.
- Using a 3rd party contractor, replaced all 4 Queen golf course bridges.
- 2 new concrete cart paths completed connecting Queen holes 8 & 9 and the RT Court and King 1.
- Replaced metal rails on the King 3 bridge.
- Worked with Troon to address Lake shore and septic system maintenance issues and overall course conditions.
- Troon replaced the carpeting in the clubhouse, which did not affect operations.
- Community volunteers worked with Troon to refurbish Tee Markers on all 27 holes.
- AED installed in Clubhouse and Troon staff trained in CPR with AED use by the Matlacha/Pine Island Fire District.
- Completed sealing and restriping of the maintenance parking lot and driveway.
- Troon signed a new golf cart lease and erected a starter stand for better golf operations and guest experience.
- Completed day-to-day maintenance and repairs.

Looking Forward to 2022

- Finalize the Cape Royal Agronomy and Maintenance Standards and develop procedures to monitor performance.
- Repair Q4 retaining wall.
- Repair Q7 lakeshore to prevent erosion and provide drainage.
- Continue the standard property maintenance program.



Committee Members	Donna Shelton – Chair	Debbie Davidson – Board Liaison	Tom Cooper
Joe Boyd	Tom Phillips	Troon - GGP Management	

2021 In Review



Landscape & Property Maintenance Committee

This committee is responsible for developing and implementing a multi-year strategic and budgeted plan to maintain and beautify the common areas of the community, using proper plantings that will thrive in our ever-changing environment.

In 2021

- Completed a new multi-year contract for lawn mowing and trimming common areas.
- Finalized a multi-year plan.
- Addressed the landscape issue on the north side, contiguous to the HONC development.
- 3 new berm modules and irrigation were completed along our West border.
- 4 way stop dry creek beds addressed and entrance plantings replaced.
- Upgraded irrigation battery timers on North side.
- Had a well pump replaced on the SE side of community.
- Ficus hedge trimming was completed.
- Completed an update to the gardens along the Eastern Perimeter.
- Cleaned up the landscaping in the front entrance area.
- Annual mulching was completed.
- Garden club decorated community entrances for all non-Christmas holidays.

Looking Forward to 2022

- Implement new multi-year contract for lawn mowing and trimming common areas with new vendor.
- Update and communicate the memorial donation policy to residents.
- Install two Berm Gardens on West side.
- Resod and irrigate Reflection Lake area.
- Improve plantings on SE side of Royal Tee Circle.

We strive every year to make our community even more beautiful, more tropical and a more pleasant place to live. New volunteers are welcome. Contact Lynette Cogan, if interested.



3 New berm modules along our West border



Committee Members	Lynette Cogan – Chair	Jean Carlson – Board Liaison	Deidre Petrik	Lin Willett
Amelia Coelho	Lucille Rokosz	Patti Oldham	Greg Lucas	Pat Einsetler
Dennis McCloskey	Ken Nitz Anna Moore	Leslie Mitchell – Garden Club Lead	Cheryl Veres	Lou Fiola (CAC Liaison)

2021 In Review



Roads & Lighting Committee

This committee is responsible for ensuring the community roadways and lighting are adequately maintained, including remediation and repair. Roadways and lighting are both Common Elements and private property.

In 2021

- Monitored the roads for any needed patchwork - none required in 2021.
- Inventoried signs throughout community

Looking Forward to 2022

- Continue general road maintenance as needed, with planning for the future.
- Assess Royal Tee Circle perimeter-corner lighting needs.

Committee Members	Marty Davidson – Chair	Neil Price – Board Liaison	Don Melchiorre
	Rick Wagner	Doug Flenniken	Rip Coston
	Tony Aarts	Bob Voshell	

2021 In Review

North Perimeter Plantings Facing Honc



Strategic Planning Committee

This committee is responsible for developing, executing and maintaining a long-range planning process for the community, which includes tasks that interface with external groups/communities that may impact the community; oversees the Emergency Preparedness Subcommittee; provides recommendations on large, overarching initiatives, i.e. Surface Water Management and Irrigation, as well as community development, succession planning and history archives.

In 2021

- Mid year we welcomed Dick Durand as the new chair.
- Worked with Honc to complete 2 rows of barrier plantings on the north side of our community.
- Completed a Perimeter Boundary Study Master Plan, which will be presented with recommendations to the board and community in Q1 2022.
- Actively monitored and met with Lee County Commissioners and MPO (Metropolitan Planning Organization, related to future border activities and provided input on activities for our northern and southern borders; provided continuous updates to the community.
- Installed an automated external defibrillator (AED) at the Cape Royal Golf Club.
- Oversaw the Emergency Preparedness Subcommittee that was focused on COVID and Hurricane communication to the community, as needed.
- Completed the initial HOA Asset Management Inventory for plan development & management.

Looking Forward to 2022

- Continue to work on the priorities defined in 2021.
- Present a Community Perimeter and Boundaries Master Plan to the community for board approval related to 2023 budget planning.
- Continue to monitor all border, annexation and sewer discussions related to the community.
- Host Matlacha Fire District to speak about services they provide to Cape Royal.
- Continue to oversee neighborhood emergency preparedness activities.



Committee Members

Dick Durand – Chair

Debbie Davidson – Board Liaison

John Cogan

Tom Phillips

Sam Mazzotti

Don Weigand

Neil Price

Gary Nolan

Camille Miloff - Emergency Preparedness Subcommittee Chair

2021 In Review



Lake 10 Q1 tee box/
Prince 4

Lake 18, K6 green/King James Ct



Aluminum storm drain maker cautions passers-by that any litter and chemicals will wind up untreated and taint a natural body of water.



[Click Here to Learn More on our Website](#)

Surface Water Management (SWM) Committee

This committee is responsible for developing and implementing a multi-year plan and budget to ensure the Cape Royal Community is in compliance with lake and lake shoreline area maintenance as required by the Lee County's Land Development Code (LDC), Section 10-329.

They also provide guidelines and direction to the lot and homeowners, golf course lessees, contractors and others who might impact the surface water management system within our community.

The HOA Surface Water Management Committee is made up of 3 subcommittees of Lakes, Preserve and Drainage with individual areas of responsibility, as outlined on pages 17-19.

In 2021

- Shoreline remediation along Lakes 10, 18 and part of 14 were completed with DredgeSOX, with the last portion of Lake 14 filled with a coconut mat, that was resodded and littorals were added.
- Assisted the Lee County Division of Natural Resources install MEDALLIONS on our storm drains to increase resident and vendor awareness to limit what ends up in Matlacha Pass and the Gulf of Mexico.
- Approved educational SWM content on the HOA website.

Looking Forward to 2022

- Continue shoreline remediation based on the most serious and urgent erosion problems identified across our 23 man-made lakes.
- Continue littoral planting days with on-site instruction from a local expert.
- Recruiting for a new Chair of this committee. Contact Neil Price, if interested.

Committee Members	Bill Ready – Chair	Neil Price – Board Liaison & Lakes Committee	Clydie Douglass
Marty Davidson – Drainage Committee	Dick Durand	Debbie Davidson	Gregg Forsberg
Elaine Chapman Moore – Preserve Committee, Lake 24		Bill Colman	Dave Blanchett

2021 In Review



Gregg Forsberg and University students pulling samples

Our Role in Lake Maintenance

- Minimize fertilizer and pesticide runoff into our lakes.
- Maintain properly functioning septic systems.
- Reduce oil and greases from driveways.
- Manage sprinkler and downspout runoff.

[Click Here to Learn More on our Website](#)

Lakes Committee (SWM Subcommittee)

This committee is responsible for managing the water quality and weed growth in the community's 23 man-made lakes as required by the South Florida Water Management District's Permit No. 36-0045-S. The Lakes Committee contracts annually with a third party to treat the lakes for control of exotic/nuisance plants and weeds.

In 2021

- Agreed to make our lakes (storm water ponds) part of a Florida Gulf Coast University study, led by Norma Egan Demers, Ph.D., Associate Professor of Comparative Immunology and Interdisciplinary Studies, Department of Biological Sciences, College of Arts and Sciences. The purpose of the study is to determine if there are differences in the chemicals present in different water bodies in different areas, such as those served by septic systems, reused water from wastewater treatment plants and age of lakes and seasonality, in an effort to understand the sources and fates of different chemicals.
- Water quality measurements were taken and delivered monthly by resident volunteers to the Lee County Hyacinth Control District for testing.
- Successfully managed our 3rd party contractor on the lake treatment schedule to make adjustments based on quality, algae and other issues.

Looking Forward to 2022

- Continue measurement of lake water quality and contributors to quality issues.
- Continue management of 3rd party contractor for lake treatments.
- Continue to participate in and assist with littoral plantings and community education.

Committee Members	Neil Price – Chair & Board Liaison	Ed Benninghoff	Paul Boggs	Gary Myles
Jean Carlson	Clydie Douglass	Millie Damon	Gregg Forsberg	Chuck Hibbert
Mark Knoth	Phyllis Mills	Bill Ready	Dave Lahr	Lin Willett

2021 In Review



Commemoration of the 952 Club Bridge Signs



Reflection Lake 2016



Reflection Lake 2021

[Click Here to Learn More on our Website](#)

Preserve Committee (SWM Subcommittee)

This committee is responsible for maintaining the Cape Royal Preserve and Reflection Lake (Lake #24), the community's only natural lake, in compliance with the rules and regulations of the South Florida Water Management District (SFWMD) and Lee County under permit #36-00450-S. Work is completed through a combination of community volunteers, fondly called the "Swamp-Rats", and 3rd party contracted services.

In 2021

- Honored the 952 Club Bridge Crew with new Queen course signs in thanks for extending the life of the bridges until they could be replaced.
- Invasives continued to be successfully managed through a 3rd party contractor and the Swamp-Rats.
- Purchased and installed 5 new boundary signs in the preserve areas surrounding the Queen course—stating restricted access and warning of dangerous wildlife.
- Worked with several homeowners to plant donated native preserve plants in the preserve areas following removal of invasive species.

Veterans' Berm just planted 2020



Looking Forward to 2022

- Begin selection process for a new 3-year contract for quarterly preserve maintenance for 3 years, beginning January 2023.
- Continue to manage the preserve—constantly improving its appearance and keeping costs down for future maintenance.
- Continue to install native plants in the retention pond area south of West Gate.
- Continue to install littorals on Reflection Lake.



West Gate Retention Pond



Flourishing Milkweed (Monarch Butterfly host plant)



Preserve behind homes 2019



Preserve behind homes 2021

Veterans' Berm Reducing sight & sound 2021



Committee Members	Elaine Chapman Moore – Chair	Neil Price – Board Liaison	Richard Bishop	Bill Colman			
TJ Cartier and Tom Phillips	Gregg Forsberg	Bekki & Jay French	Greg & Marilou Lucas	Ellen Darby			
Suzy Margsh	Tom McVaugh	Phyllis Mills	Parker Moore	Lu Rokosz	Mike Russell	Cheryl Veres	Lin Willett

2021 In Review



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Drainage Committee (SWM Subcommittee)

This committee is responsible for drainage in the common easement areas, storm drainage areas, and swales that empty into the lakes and drainage facilities, including slough control areas in designated easement areas. This impacts EVERY road and home in the community that are bound on multiple sides by various drainage systems and methods.

In 2021

- Reworked rear swales from 11654 to 11618 Royal Tee Circle (approximately 928 feet) and 11857 to 11833 Lady Anne Circle (approximately 595 feet), both areas bordering Queen 3.
- Cleanout of drains was completed regularly.
- Cleaned out 6 driveway culverts.
- Sprayed North Ditch monthly.

Looking Forward to 2022

- Continue working with the golf course and homeowners to address critical drainage areas.



Committee Members	Marty Davidson – Chair	Neil Price – Board Liaison	Don Melchiorre
	Dick Durand		

2021 In Review



Vacant Lot Maintenance Committee

This committee is responsible for maintenance of all vacant lots to ensure they meet the standards as outlined in Policy #700.

- All lot owners are still expected to monitor the quality of mowing service on their lots.
- To ensure that the lot owner and Cape Royal HOA are receiving quality workmanship at a reasonable cost, the HOA provides an optional mowing and weed-whacking service to lot owners at a negotiated low price.
- Lot owners interested in this service should contact the HOA Vacant Lot Maintenance Committee or consult the Cape Royal HOA [website](#) for the sign-up form. This form is also used when requesting a termination of mowing services. See HOA website for additional details.

In 2021

At the end of 2021, there were a total of 49 vacant lots. Juniper was under contract to mow 43 lots, 11 fewer than in 2020, and 6 lots were maintained by owners.



Looking Forward to 2022

- Welcome Bill Colman as new Chairperson.
- New multi-year contract for lawn mowing negotiated with Tony's Landscape.
 - The cost of this service will be \$540 per year to the lot owner in 2022. This includes 18 cuts - 1 per month, November to April and 2 per month, May to September.

Policy #700: Summary of Vacant Lot expectations:

- Each vacant lot owner is expected to maintain their lot and to remove any foliage that becomes a distraction for the neighbors and community residents.
- At the current time, the Architectural Review Board designates that no shrubs on the lot should exceed 3 feet in height, and any trees must have at least 6 feet of clear trunk - resulting in a viewing window to the golf course and/or lakes for your Cape Royal neighbors.
- No tree boughs or palm fronds should hang below the 6-foot minimum.