



COME PLAY. COME STAY.

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



**Cape Royal
Golf Club**



2023 ANNUAL REPORT

2023 ANNUAL REPORT

Table of Contents

Board of Directors

Ed Petrik– President

Parker Cortner – Vice President

Hal Younglove– Secretary

Donna Shelton – Treasurer

Harvey McMahon – Director-at-Large

Debbie Davidson – Director-at-Large

Neil Price – Director –at-Large

Page	Topic
2	Table of Contents
3	Letter From The President
	Committee Reports
4	Architectural Review Board (ARB)
5	Communications Committee
6	Community Access Committee
7	Community Activities Committee
8	Community Efforts and Other Events
9	Covenants and Governing Documents Committee
10	Donations & Memorials Committee
11	Finance Committee
12	Golf Steering Committee
13	Landscape & Property Maintenance Committee
14-14a	Recreation Committee
15	Roads & Lighting Committee
16	Strategic Planning Committee
17	Surface Water Management – Lakes Committee
18	Surface Water Management – Preserve Committee
19	Surface Water Management – Drainage Committee
20	Vacant Lot Maintenance Committee



2023 In Review



Letter From The President

Ed Petrik

Cape Royal Homeowners
Association President



Greetings to all Cape Royal Residents and Owners,

All Committee Chairs provided information for this Annual Report, and it was amazing to see how much work was completed in the Community in 2023! This past year we were internally focused on repairs, replacing items, and getting on track with our normal routine tasks. I am so proud of all their hard work, specific talents, skills, and many hours spent getting this Community rebuilt. The actual physical work that was done is only part of the story. There were several fundraising efforts and additional donations of \$98,998.00 that were provided to the Community. These funds were applied to landscaping to replace planting beds and some trees destroyed by the hurricane, restoration of the shoreline on Lake 7, the Ellison Memorial, and the tennis/pickleball courts. These donations really helped the Community move some projects along, as we have had challenges to prioritize the needs while balancing available funds. All of this demonstrated who we are as a Community!

This Community is built on volunteerism. This is what keeps our HOA fees low while maintaining our property values. If we don't have members of this Community step up to help, we would have no choice but to hire out and pay for this work to be done. If we ever have to go this route, then less would get done and/or we would be required to pay more to achieve these results. I ask for you to consider giving a bit of your time back into this Community. There will be a Volunteer Workshop on February 24th, 2024, at the clubhouse from 10:00 am to 1:00 pm. Each of our Committees will be there to explain what they do and hopefully you will find a Committee to join.

Your Board Members have worked hard to manage our funds and reserves to address current and future needs. We have an Asset Inventory that we use to manage our reserve funds. It helps us ensure current assets retain their value, and reserve funds are available when needed. Based on this long-term asset replacement plan, the Board can determine which projects will be addressed annually and what funds might be available to fund additional projects. Our current budget will cover our needed obligations along with funding for some additional projects such as water drainage issues, additional tree replacements, work to be done along our entrance at Ellison Way, and restoration of additional shorelines.

The Community will have many challenges facing us in the future. Just like all your personal expenses, our Community's expenses have risen as well. I can assure you that this Board and our Committee Chairs work hard to be good stewards of your money. External commercial growth and residential growth will impact us. The vision plans for Pine Island Road and Veterans Memorial Parkway will affect us in many ways. This is why it is important we maintain continuous vigilance internally, while keeping an eye externally on opportunities to ensure we retain and grow property values. There is still a lot more work ahead, but I am confident, that together we will be able to overcome any challenges we will face in the future. Thanks in advance for your support.

Respectfully, Ed Petrik, HOA President

2023 In Review

Approved Project Review by Type

(Note: some requests contained multiple categorized items)

Roofs/Gutters	79
Lanai Enclosure replacements	45
Exterior Surface Paint, Soffits	43
New/Replace Windows/screens/doors/steps	41
New Replacement Storm Shutters	21
Driveway Pavers	8
Fence Enclosures/Safety	7
Landscaping	6
New Generators/Tanks	6
Solar Panels	4
New Construction	2
Pool addition/deck addition/ replacement	2
Tree Removal	1
Total Approved Projects	265

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 2023

- Updated Policy #600 for HOA approval to include easement & setbacks clarifications, acceptable exterior numbered paint colors as a reference exhibit, and clarified resident project responsibilities and fees.
- As documented in the revised Policy 600, the new construction deposit increased from \$1,000 to \$3,500 with \$2,500 returned, if appropriate, to the contractor/owner after all common property damages are repaired and final inspection is approved by the ARB.
- Approved 265 ARB projects in 2023, a 57.7% increase over prior year driven by Hurricane Ian Repairs.
- Mailbox fee was increased from \$370 to \$500.
- Mailbox requests for a repair/replace on a monthly basis returned to normal averaging 2 to 5 per month. The cost for new construction (to include post, finial, bracket, scrolls, mailbox, numbers etc.) was raised to \$500.

Looking Forward to 2024

- There will be continuing hurricane lan repairs for roofs, lanai enclosures, and landscaping.
- Residential remodeling projects are expected to continue as well as new construction.

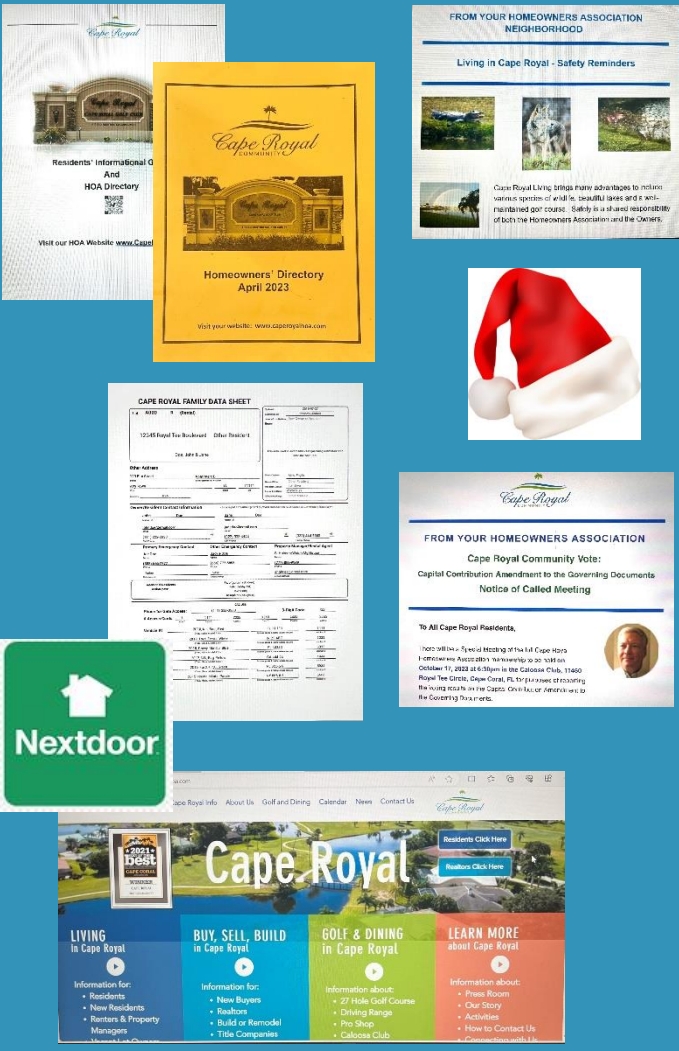


- For the past two years, the HOA replaced/repairs approx. 2 - 5 mailboxes each month
- Current work is now a combined effort of external purchasing and welding and internal assembly and repair.



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	Deidre Petrik – Mailboxes

2023 In Review



Communications Committee

This committee maintains communication between the board, committees and residents. It includes the Family Data Sheet process, Administrative Services, HOA Website, Annual Directory, Nextdoor, new resident's packet and Block Captain role.

In 2023

- Delivered 405 community emails for issues, events, Board Meetings and other activities.
- Maintained Community Event Calendar.
- Consolidated New Resident Packet materials into the HOA Directory. Retitled to HOA Informational Guide and Resident Directory.
- Block Captains supported Capital Contribution effort through the distribution of voting materials and responding to resident questions when requested.
- Provided administrative services for the Board, multiple committees and the Block Captains.
- Block Captains contributed to the Holiday decoration effort by distributing Santa Hats to all residents.
- Saw Nextdoor use continue to grow to connect 674 Cape Royal neighbors; a 9.8% increase.
- Said goodbye and thank you to Roger Roos as Block Captain, and welcome to Diane Green.

Looking Forward to 2024

- Continue optimizing all communication vehicles and communicate news in a timely format
- Publish revised annual Directory with distribution in April; Retire New Resident Packet.
- Encourage HOA Volunteerism throughout the Community. Seek additional volunteers to help support the Communication Committee's efforts
- Revise HOA Website to reflect current, accurate and consistent information with the new Info Guide and Directory.
- Create and implement HOA email naming convention for all Committee Heads.

A Huge THANK YOU to our Block Captains

Lee Andera

Greg Ciccone

Diane Green

Susan Hildebrant

Mick Katch

Susan Moskowitz

Gail Marra

Phyllis Mills

Leslie Mitchell

Janet Monts

Becky Nordan

Rodger Roos

Lesia Wells

Jacqueline Younglove

Committee Members

Mick Katch - Chair

Debbie Davidson—Board Liaison

Lee Andera - New Resident Package

Greg Ciccone – FDS

Leslie Mitchell – Directory

Denise Wozniak – Nextdoor Liaison

Linda Reynolds – Webmaster

Block Captains (see list)

Rhonda Hibbert – FDS Database, Historical Information & Google Drive

2023 In Review



New 3 Digit Codes Activated:

- #100 calls the Caloosa Club directly
- #200 provides instructions to vendors and delivery persons on contacting the resident
- #300 calls 'CAC Volunteer ON Call Duty' to gain entry and/or report gate problems

Community Access Committee

Open Gate Hours: 5:00 am to 7:00 pm winter & summer

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 2023

- **Hurricane Recovery:** The west gates were totally underwater- Everything affected by water or wind. CAC purchased all necessary parts through local vendors saving \$\$\$. Ninety (90) hours to replace parts, 14 hours education on reprogramming sticker readers, \$24,000 savings. The north/main gate took 20 hours to repair.
- **Fence Repairs along Ellison Way:** 14 volunteers sourced parts, removed damaged fence, repaired/replaced fence, and painted monuments along Ellison Way and around Royal Tee Circle. \$13k to repair vs \$96k estimate = \$83k savings.
- **Accident Prevention:** New "No U-Turn" signs, speed bumps, and mirrors installed. Added reflectors on Pine Island Roadway to prevent large trucks/tractor trailers from entering the community.
- **Complete Overhaul of our Camera Surveillance System:** Installed new cameras, wiring and new recording system at the Front/North and West Gates. Updated cameras enable better recording of license plates and driver's faces of those causing damage to our assets. We then follow up and are able to collect for damages.
- **New LED Gate Arms installed:** LED lights on the bars warn the approaching drivers when the gate has been activated and in the process of opening.
- **ON Call Personnel:** Cameras are monitored by a CAC member an average of 22 hrs. per day; especially between 7pm (gate close) to 11pm. Examples include: Resident Guests gaining access, Vendors doing emergency repairs, Delivery drivers, Sheriff responding to calls, etc. This equals 8,000 hours a year.
- **Gate Services - Sticker allocations and application:** CAC handled 1,044 requests for stickers, cards, etc. Each request takes 1.3 hrs from the time the Block Captain notifies CAC (via FDS), CAC volunteer schedules appt and meets with the Resident to finally applying and testing the sticker(s).

Looking Forward to 2024

- Update badly needed electrical outlets around the entry areas of the community.
- Additional LED Gate Bars will be installed.
- Additional camera locations are scheduled.



Committee Members:	Lou Fiola, Chair	Hal Younglove, Board Liaison	Greg Ciccone	Bob Cross	Millie Damon
Chuck Hildebrant	Ron Kohl	Ron Marra	Rick Morsehead	Dick Oldham	Ron Previty
Rick Wagner	Lesia Wells	Hal Younglove	Jeffrey Ziomek		Bob Voshell

2023 In Review

Holiday Decorations



Easter Egg Hunt

Community Activities Committee

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

In 2023

- Resumed many of our activities post Covid and Hurricane Ian.
- History of Cape Royal Presentations were held 1/16 and 7/25
- North (2/20) and South (2/27) Block Parties were held
- Community Garage Sale was held March 5th. Chair, Jacquie Flenniken. CRCF Bake Sale raised almost \$700.
- Easter Egg Hunt was held April 8th. Chair, Carol Maurath
- Breast Cancer raised \$11,777 in donations through the Making Strides Against Breast Cancer organization. Chair, Carol Maurath
- Many volunteers stepped up to decorate the community for the Christmas holiday. Chair, Jessica Wojtukiewicz
- Rudolf 8th Annual Run was held on Dec 30th. Chair, Kim Laatsch

Looking Forward to 2024

The following activities are currently scheduled.

- January 29 – Cape Royal History Presentation
- March 2 - Community Garage Sale
- March 30 – Easter Egg Hunt
- Early Oct. - Breast Cancer Walk & Other Activities
- Oct. 31 - Trick or Treating
- Nov. 30 – Front/West Gate Christmas Decorating
- First Saturday after Christmas– Rudolf Run Activity.
- Recognition of Volunteers/Committee Members



Breast Cancer Awareness



Committee Members

Carol Maurath

Jacquie Flenniken – Chair

Jessica Wojtukiewicz

Debbie Davidson– Board Liaison

Dick Wojtukiewicz

COMMUNITY EFFORTS AND OTHER EVENTS

Cape Royal Community Foundation Charity Ball, Golf Tournament (CRCF)

Christmas Parade & Party hosted by the Ladies of Cape Royal – Recreation Committee

History of Cape Royal presented by the Community Activities Committee

Fundraising Efforts – Cape Coral Caring Center Food Drives and Bingo Events

Social Events

Volunteer Groups bring Cape Royal back from the Hurricane



Residents Repair Ellison Way gates



Oldies Night at the Caloosa



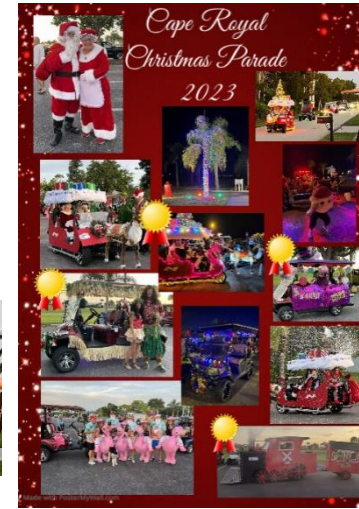
Neighbors hosting Community wide parties



Bingo Fundraising examples:
Breast Cancer \$1600
MS Society \$1837
Golisano Children's Hosp \$700



Cape Coral Caring Center Food Pantry
May raised \$970 plus 793 lbs. of food
November raised \$1015 plus 530 lbs. of food



Pine Island Food Pantry



CRCF Charity Ball Event Raised \$30,000 to help Continue our grant Program for local charities.

CRCF Golf Tournament Raised \$27,000 for Lee County High School Scholarship Fundraiser.



Steve Giese – Hole in One CRCF



Jackie Cooper Cork Dropping Champion

2023 In Review

Policy 904: COVENANTS COMMITTEE OPERATIONS POLICY rev 07/18/2023



Mission Purpose

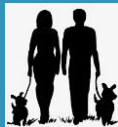
1. Community Wide Review
2. Random Periodic Reviews
3. When a Violation Occurs
4. Repeat Violations
5. Request for Hearing
6. Violation Hearing Panels
7. Hearing & Fines (per CRHOA Bylaws and FL Statutes)

SECTION 6.2 RENTAL OR LEASE AGREEMENTS

- Rental Sub Committee completed work on expanded Rental Addendum
- Final Legal review of Rental Addendum currently underway. Violations of Policy will follow Policy 900

TRAFFIC CALMING SUBCOMMITTEE

- Cars
- Walkers
- Bikers, Golf Carts



REMEMBER OUR SPEED LIMIT IS 25 mph



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 2023

- Conducted first full community inspection post hurricane Ian. Big thanks to our committee members who worked hard to get this done.
- We expanded community engagement with multiple notices prior to inspection to improve communications with residents. The many, many proactive responses we received were a tremendous help. Thank you for helping us understand the various problems you have been dealing with post hurricane Ian. We greatly appreciate your cooperation and patience as we all work together to rebuild our community.

Summary of Key Inspection Review Items

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

Roofs , Driveways, Major landscaping, Home exteriors

Looking Forward to 2024

- We will conduct additional community inspections in March, June and October.
- The Board has authorized our request for new software specifically designed for Code Enforcement. We are now in the process of onboarding the data into the program. This very affordable upgrade will significantly improve our effectiveness in dealing with code violations throughout our community.
- The updates to policies 900, 904, and Section 6.2 Rental Agreements should be fully ratified and in force during the first quarter of 2024. These revisions and updates will better protect and preserve our community Thank you to Parker Cortner, our Board liaison and all other committee members and residents who have worked tirelessly to implement these important and necessary changes.
- The Covenants Committee will continue to focus on improving Code Enforcement operations while working to increase resident satisfaction.

As your recently appointed Covenants Committee Chair, I look forward to working together with all residents to continue to rebuild and restore our beautiful and unique community.

Committee Members	Jim Hoffmann–Chair	Parker Cortner - Lliaison	George Einsetler	Cathy Ready
Tom Cooper	Jim Lester	Mark Baganz	Gary McKinley	
Rhonda Hibbert, Committee Admin Asst.				

2023 in Review

The Donations and Memorials Committee was established in the Summer 2022; 2023 was the first full year of its activity. Due to Hurricane Ian and the resulting destruction in the community, the Committee decided not to conduct a call for donation proposals, but rather allow projects to bubble up from the Committees, Community Residents, and the HOA Board as the need arose.

Four Projects Resulted:

1. Return the Beauty to Cape Royal
2. Restoration of the Shoreline on Lake 7
3. Restore Ellison Memorial after Hurricane Ian Destruction
4. Cape Royal Court Renovation

The 2023 Donations and Memorials Committee organizational efforts, coupled with the amazing efforts of the respective Committees, the Communications Committee, and supportive residents, resulted in a grand donation total of \$98,998.

These are truly our "Donation \$\$ at work"-- proof of the generosity of our residents and friends.

Donations & Memorials Committee

This Committee is responsible for managing and approving Donation Proposals.

In 2023



After

In conjunction with the Landscape Committee, **the Return the Beauty to Cape Royal project was initiated. The Landscaping Committee raised through in-kind and cash donations \$26,371**, provided by more than 100 Cape Royal households.



Before

The Lakes Committee and the Surface Water Mgmt. oversight Committee regularly report the gradual and ongoing shoreline erosion along the banks of our lakes. Sharlene and Dennis Tatasciore donated funds to



After

restore the shoreline on Lake 7 behind their home. This donation reduced the HOA cost for future bank restoration in the amount of \$10,000.



Before Repair

Ellison Memorial post hurricane destruction included uplighting damage, total bench destruction and damage



After

to several pavers. A primary donor provided the electrical repairs and the 2 bench replacements. Another oversaw the bench assembly and fastening to the pavers, and a third provided the paver repairs. **The donation amounted to \$2,558.**

Looking Forward to 2024

The Committee will allow projects to bubble up as suggestions for the 2024 year, especially as we continue to deal with post-Hurricane Ian destruction in the community. We will conduct a Call for Proposals for 2025 project suggestions just prior to the 2025 budget process in the summer. This will bring the Committee back into compliance with its approval process for identifying and prioritizing future projects for 2025 and beyond.



Before

In conjunction with the Recreation Committee, the **Cape Royal Court Renovation project** was undertaken. The focus was on totally resurfacing the courts and replacing the fencing around the perimeter. This was a multi-faceted fundraising effort which totaled \$60,069 from Pickleball Club efforts, community efforts, and a primary donor. The HOA Board then contributed from reserves \$9,516.20 for fencing. This effort made it possible to return this aging community asset to excellent condition.



After



Committee Members	Elaine Chapman-Moore - Chair	Hal Younglove - Board Liaison	Kathy Morsehead
Lesia Wells	Mick Katch		

2023 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 2023

- 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.
- Managed & followed-up with Community to collect HOA dues.
- Managed contracts for the community.
- Communicated the community financial status at monthly HOA Board meetings.
- Continue to populate the Asset Management software.
- Managed Accounts Receivables and reported monthly to the Board.
- Implemented lot mowing charges based on difficulty of lot.

Looking Forward to 2024

- Continue to manage and refine the budgeting and reporting process
- Assist in managing the HOA asset reserves
- Develop annual budgets
- Manage HOA contracts



Committee Members	Jill Doucette – Chair	Donna Shelton – Board Liaison & Treasurer	Mary Jane Lahr – Community Bookkeeper
Marla Britton	Jim Bessler	Andy Katch	

2023 In Review



Tony Cianci
Troon - Indigo Vice President Owned/ Leased Asset Group



Brian Rhodes
Troon - Indigo Regional Director of Operations



Mike Bender
Troon – Indigo General Manager Cape Royal Golf Club

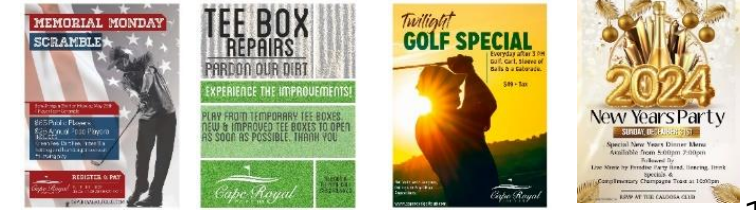


Golf Steering Committee

This committee ensures compliance to the lease by HOA and Troon-Indigo Golf for budgeting and overseeing projects for which the HOA has responsibility and ensuring our annual debt assessment remains constant for 15 years.

In 2023

- Completion of bunker improvements including adding fabric liners and new sand.
- Completion of bunker surrounds including command soil amendment with 119,945 sq ft of Bimini sod.
- All teeing grounds completed with leveling, and sprig grow in.
- Expanded Agronomic plan included: fire ant, mole cricket and nematode control.
- Multiple pieces of new equipment including greens roller and tractor loader combo
- Replaced/Upgraded the fertilizer injection system.
- Relocated compressors for the refrigeration and beer units to the roof for better air flow, extending the life of the equipment.
- Multiple events at clubhouse with new menus, daily specials, happy hours, live music and cooking classes.
- Multiple and perceived value tee time promotions during poor weather or on course construction challenges.
- Grow the game promotions including Junior Camps, June’s Women’s Golf Month and October’s Breast Cancer Awareness Month
- Holiday themed member and guest golf events have become a staple with increased participation.
- New Bridge on King #8
- New caps on retaining wall on Queen #4
- Work from Hurricane Ian: Clubhouse roof & parapet, Roof on Pumphouse, insulation at Maintenance building, Washroom on course – repair to roofs.



Looking Forward to 2024

- Complete tree installation (*Ins. Hurricane Ian*)
- Complete roof and other repairs around the clubhouse (*Ins. Hurricane Ian*)
- Continue implementation of Agronomy Plan
- Review to relocate Gas Tanks and fence lines around the maintenance building.

Committee Members	Jim Wheeler– Chair	Donna Shelton	Bill Colman	Millie Damon
Joe Boyd	Tom Phillips	John Wright	Hal Younglove – Board Liaison	Troon - Indigo Management

2023 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 2023

- Continued to manage and review the multi-year contract for lawn mowing and trimming common areas.
- Removed destroyed 1000 feet of Ficus hedge due to Hurricane Ian.
- Completed annual mulching & power washing.
- Cut down all Fishtails on North side of RTC for regrowth.
- Garden club decorated community entrances for all non-Christmas holidays.
- Completed two work-days with the Swamp Rats chainsaw gang and two work-days with the Landscape Committee, Volunteers, Swamp Rats and Pickle Ball teams.
- Collected over 125 piles of yard waste and trees, over 68 bags of yard waste and 25 bags of garbage from the hurricane damage on the east side of our neighborhood. This was accomplished by 75 working individuals for three-hour timeslots which equaled 225 work hours.
- Developed and executed "Return the Beauty to Cape Royal" Donation Project resulting in donations of \$26,372. The team brainstormed and communicated the project, educated members in plants/trees & planting, bid process, & managing supplier delivery/installs. Our Project Manager documented all checks and delivery to our bookkeeper.
- Replaced four gardens, embellished other damaged gardens & replaced 24 trees destroyed by Ian.
- Planted numerous donated plants and trees.
- Planted 3 sound barrier/West Berm gardens.

Looking Forward to 2024

- Continue multi-year contract for lawn mowing and trimming common areas with current vendor. Review and amend the '25-'27 contract as needed.
- Additional Berm removal/replanting
- Replacement Tree Project
- Sound Barrier/West Berm Project
- Staking of Washingtonians Project
- Annual Mulching
- Main Gate-East Side of Ellison Way enhancement project. When appropriate, begin planting small trees as approved.

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 Patti Oldham, if interested.



Committee Members	Patti Oldham – Chair	Parker Cortner – Board Liaison	Becky Cataldi - Secretary	Lin Willett		
Amelia Coelho	Lucille Rokosz	Teri Brandenburger	Judy Griggs	Greg Lucas	Diane Green	Pat Einsetler
Dennis McCloskey	Kathy Morsehead	Leslie Mitchell – Garden Club Lead	Cheryl Veres	Gail Nelson	Lou Fiola (CAC Liaison)	

2023 in Review



Super Bowl 2023 Bocce Champs



Toilet Bowl 2023 Bocce Champs



Women's Champs



Co-Ed Champs

Martini Golf Open



Corn Hole

Royal Picklers – Pickle Ball



Recreation Committee

Provide residents with opportunities to participate in a broad range of activities, while fostering community spirit through camaraderie, friendship and teamwork. Ultimately, creating an atmosphere/environment of "just having fun."

In 2023

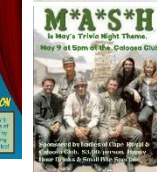
- Established a complete listing of the Cape Royal Community activities. The committee accepted responsibility for keeping the club's information and contacts updated. Working with Communication Committee, the information will be organized and readily available on the HOA website and in the Cape Royal Info Guide & Directory.
- Activities include:** Ladies of Cape Royal, Bocce, Pickleball, Golf Leagues & Scrambles, 333 Wine Club, Euchre, Ladies Bridge and Mah Jong
- Committee explored community interest in playing cornhole on a weekly basis. Leadership was chosen and dues (\$3) established. There are 3 seasons each lasting 8 weeks. June/July... October/November... February/March.
- Working alongside the Royal Picklers (Pickleball Club) initiated and completed the Court Renovation Project. Provided management and leadership through the project completion. Total Project cost was \$69,500. 86.4% paid through donations and fundraising.

Looking Forward to 2024

- Develop a (5) year plan for 2024. The Planning Questionnaire will be a good tool for the Committee to utilize for planning and budgeting purposes for 2025 and beyond.
- Reach out to the existing groups/clubs of the community to see if support is needed, and in addition survey community interest levels for new activities.
- Research newly established and existing communities so as a community we can remain competitive in the real estate market by enhancing our asset value.
- Explore landscaping options surrounding the new Court renovation. The landscape project will support and eliminate the risk of court damage from shrub roots, fence damage, court debris and court drainage.



Ladies of Cape Royal



Committee Members	Fred Wells, Chair	Debbie Davidson - Board Liaison	Karen Forsberg	Lucille Rokosz
Ron Thurow	Alan Cataldi, PickleBall Club			

RECREATION COMMITTEE Cape Royal Golf Leagues- 2023

Birdies: Karen Schmid

Bubble Babes: Barb Pretasky

Bubble Boys: Mike DeCaito

Duvy's Bandits: Mike Halligan

Ladies Golf Association (LGA):
Jill Doucette

Men's Golf Association (MGA):
David Schmid & Dave Lahr

Cheeseheads: Tom Cooper

Chicks with Sticks: Ed Harrington

Friday League: Elaine & Tom
Mitchell

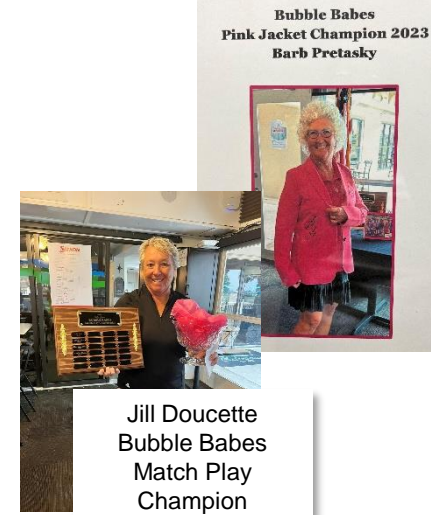
Glory Bees: Leslie Mitchell



MIKE MOLNAR (center)
2-Day MGA Gross Champion
With a score of 161 and Blue
Division net winner



GREG MOSBARGER (right)
Bubble Boys
2023 Top Golf Winner



Jill Doucette
Bubble Babes
Match Play
Champion



Mitch Williamson & Bob Dellorto
MGA Retiring Board Members
Thank you!



Cape Royal LGA



LGA Gross Winner – Jill Doucette (L)
LGA Net Champion – Kim Caffrey (R)



Cape Royal Ladies Team
Capture the Cape
Golf Tournament



Official Cheesehead Golf Cart



North America Cup – USA vs Canada



July –
Women's Golf Month

Chicks with Sticks Christmas Event



1st Place
Costume Winners



2nd Place
Costume Winners



The Entertainment

MGA Stag Event Mini Golf



2023 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 2023

- Monitored the roads for any striping or patches needed.
- Completed 605 ft. of new striping.
- Repaired and patched 8 areas totaling 300 sq ft. of road.

Looking Forward to 2024

- 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

Doug Flenniken

Don Melchiorre

Rick Wagner

2023 In Review



The Springs at Cape Coral is a luxury Apartment community located across From Cape Royal.
www.springsatcoralshores.com



Coral Grove 130 acre mixed use featuring Apartments, townhomes, A hotel, retail, dining & a Movie theatre.
www.coral-grove.com



Island Pearl located NW Corner Burnt Store Rd & Pine Island. 30,000 sq' of Medical office space & 40,000 sq' of com'l space.
www.bluewatersdg.com

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. Many topics reviewed were at the request of the Cape Royal Board of Directors.

In 2023

- Team focus was split between working with Committee Chairs on developing a 5 year forecasting model for our community and staying abreast of planned building developments surrounding the Cape Royal community.
- Members of the SPC team attended a virtual presentation provided by FDOT regarding the future expansion of Pine Island Rd. and how it relates to the Cape Royal community.
- Strengthened relationships with our community partners to include Pine Island Water Coop and the Matlacha Fire District. An agreement was made establishing "Automatic Mutual Aid" between MPIFCD and Cape Coral. The agreement also specifies that Cape Coral will not seek annexations.
- Attended a zoning meeting on the annexation of adjacent properties east of Cape Royal (HONC property and east of HONC towards Sandoval).
- Monitored the developments of the following planned Construction Projects: The Island Pearl, Coral Grove, The Springs at Cape Coral, and a Luxury townhome project on Veterans Parkway.
- Emergency Preparedness: Susan Wegener took the role as Subcommittee Chair. She revised the website materials, held educational workshops with WINK meteorologist, and provided regular updates during storm(s).

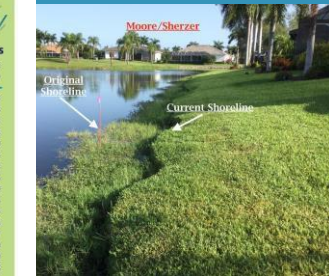
Looking Forward to 2024

- Continue to closely monitor activities related to adjacent properties, annexation and the Pine Island Rd Corridor.
- Continue working with the Committees to develop and monitor their 5 year Plans.
- Continue to strengthen the Emergency Preparedness subcommittee.
- As external building continues and working with HOA Committees, explore options for enhanced security and safety around the community perimeter.



Committee Members	Andy Katch– Chair	Harvey McMahon – Board Liaison	Neil Price
Tom Phillips	Susan Wegener – Emergency Preparedness	Debbie Davidson	Bill Ready

2023 In Review



Cape Royal
COMMUNITY

Golf Course & Lakes

Lake Identification	Surface Size (in acres)
Lake #1	1.03
Lake #2	.93
Lake #3	3.35
Lake #4	3.23
Lake #5	4.60
Lake #6	1.75
Lake #7	.34
Lake #8	1.26
Lake #9	.50
Lake #10	1.36
Lake #11	2.65
Lake #12	2.13
Lake #13	2.17
Lake #14	3.19
Lake #15	.69
Lake #16	1.68
Lake #17	1.78
Lake #18	3.16
Lake #19	3.32
Lake #20	3.11
Lake #21	1.42
Lake #22	2.59
Lake #23	.71
Lake #24	(Preserve)

■ King Course
■ Queen Course
■ Prince Course
■ Lakes



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

Surface Water Management – Lakes 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 2023

- Approved three bank renourishment projects on Lady Anne Circle (South end Lake 4) , NE Corner Lake 18 near cart path and entire lake shoreline of lake 15.
- Approved the annual Lake Maintenance contract for Cross Creek Environmental for budget year 2023; Budget is \$36,000.
- Approved one-time expense in the 2024 budget to treat lake bottom weeds for \$5,000. This treatment prevents future algae blooms on the lakes.
- Continued water quality testing and participation in the FSW study.
- Surface Water Management – Marty Davidson retains responsibility for Drainage. Elaine Chapman Moore for Preserves

Looking Forward to 2024

- Continue Sonar Treatment of Lakes
- Continue shoreline remediation based on the most serious and urgent erosion problems identified across our 23 man-made lakes
- Continue water quality testing & study



Committee Members

Bill Ready, Chair

Neil Price – Board Liaison & Lakes Committee

Riley Nelson

Bev Bessler

Marty Davidson – Drainage Committee

Parker Cortner

Richard Bishop – Water Quality

Gregg Forsberg

Bud Cross

Elaine Chapman Moore – Preserve Committee, Lake 24

Bill Colman

Andy Katch

Joann Shenkel

2023 In Review

Surface Water Management – Preserve Committee

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. Part of the importance of maintaining the preserve, especially after Hurricane Ian, is to remove dead debris that can enable brush-fires that could endanger our homes



Chara (Algae) Harvesting



Preserve Rebounds after Restoration

In 2023

- In early 2023, assisted the Landscape Committee by extensive chainsaw crew work on the trees along the Sandoval tree-line on Cape Royal's east side.
- The Swamp Rats turned attention to the preserve restoration, beginning with the preserve adjacent to the Queen 5 green area through the Queen 8 green area and beyond.
- Conducted a Chara (algae) Harvesting Party for Reflection Lake to remove a substantial amount of Chara algae – a savings of \$7,000 to the HOA.
- Provided preserve and retention pond post-hurricane restoration to the retention area south of the west gate and up through the berm south of the retention area.
- Continued the post-hurricane Ian preserve restoration behind residents' homes on the south and north sides of Reflection Lake; and behind the residents' homes north of Prince Phillip Court.

Looking Forward to 2024

- Continue the preserve restoration in back of the homes off Royal Tee Circle in several places where residents' backyards are adjacent to the preserve.
- Address the Chara algae on Reflection Lake as needed.
- Continue to install native plants in the areas with chronic invasives.
- Continue the 35-acre Preserve maintenance as needed to include dead debris removal to help avoid brush fires and restore mangroves and enhance mangrove growth to reduce flooding.



Committee Members:	Elaine Chapman Moore, Chair
	Neil Price, Board Liaison

Richard Bishop	TJ Cartier	Becky Cataldi	Bill Colman	Parker Cortner	Ellen Darby	Bekki French	Jay French	Greg Frith	Terry Frith	Jim Keough
Greg Lucas	Marilou Lucas	Randy Lundy	Chris McMahon	Harvey McMahon	Mindy McNamara	Tom McVaugh	Phyllis Mills	Parker Moore	Kathy Morsehead	
Gail Nelson-Oliveira	Deidre Petrik	Tom Phillips	Lu Rokosz	Mike Russell	Cheryl Veres	Lesia Wells	Lin Willett	John Wright	Pam Wright	



2023 In Review



Surface Water Management - Drainage Committee

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 bounded on multiple sides by various drainage systems and methods.

In 2023

- Completed the control box remediation project.
- Repaired the blown-out berm between the preserve and the lake.
- Cleared the front ditch after Hurricane Ian.
- Reworked the rear swale near Prince 2.

Looking Forward to 2024

- Continue working with the golf course and homeowners to address critical drainage areas.
- Complete Sewer-Viewer project with pipe cleanout if needed.



2023 In Review

Problematic Lots



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 2023

Tony's Landscaping initiated service in January providing mowing service for 40 lots. By years' end we have reduced our need to 36 lots due to ongoing home construction. We continue to have an excellent working relationship with this provider.

Looking Forward to 2024

- We are now in the third year of a multi-year contract with Tony's Landscaping.
- Continue to maintain 2023 pricing with the annual lot owner fee of \$540; this includes 18 cuts = 1 per month, November to April and 2 per month, May to September.
- Effective January 2024, a more equitable pricing policy will be implemented for a few problematic lots who experience retaining water during the rainy season.

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.