

The Cape Connection

The Newsletter of the Cape Breton Holding Company

Volume 2, Number 1 - May 2004

President's Letter

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Cape Breton is about to start another year of events. The Board of Directors wishes to welcome everyone to enjoy our facilities and have fun. The Entertainment Committee has added additional events for everyone to enjoy. The Dock Committee has prepared the dock for use. We have two "A" slips still available for the season if anyone is interested. The Beach Committee has added some new fixtures and a clean up is scheduled. The Clubhouse Committee has made some improvements. While the Kitchen still needs work, progress continues. There are many projects within the community so don't be shy. More detail for each Committee can be found in the individual Committee reports.

Our membership remains consistent with 98 shareholders. Four houses have been sold in the Cape. Denise LaBourseur was our only member leaving. We wish her well with her new residence. The new families have shown interest in joining. We welcome them into our community and hope to see them active.

With our deepest sympathy we recognize the passing of Lillian Frame, Mrs. Frame was an active member of Cape Breton Women's Club for years. Her contributions and support will be missed. Evelyn Cook was always supportive of Cape Breton, always with a camera and a smile. Our fence side chats will be remembered always. Janet Sovenee's mother, while not a member, was an extended part of our community. Our appreciation for these people will go on.

Attached to this news letter you will find a copy of the proposed annual budget for

the Cape. Please review our expenditures so you have a better understanding of where your service fees go. Insurance costs are increasing every year. Our invested assets are not making the return as in previous years but are secure. Service fees have increased by \$3.00 for this year. Although this is a small increase we still manage to maintain our facilities. As you can see in the proposed budget the majority of our income comes from service fees and the dock. The Entertainment and Clubhouse are important income generators also. Please support the Cape by attending the activities and consider using the Clubhouse for private parties and gatherings.

We are currently working to repair the Fire Lane bulkhead. Over the winter we placed a plywood covering to the bulkhead. This slowed the erosion we were experiencing until a more permanent repair can be made. The Dock electric project is progressing. We are in the permitting phase and expect to purchase the fixtures and material once the permits are approved. Once again the Metedeconk River was frozen for seven weeks straight. The Dock survived thanks to the bubbler system but the swim platform sustained some damage. We are also looking into this repair.

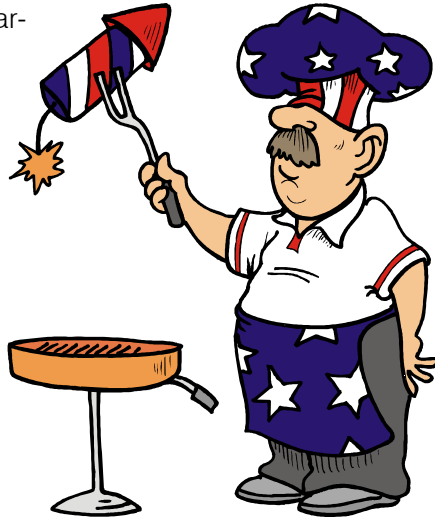
All in all our faculties remain in good shape and are available for all of you to enjoy. We look forward to seeing everyone on June 6th for the Stockholders meeting at 11:00 AM.

William Swan,
President

Entertainment Committee

By the time you receive this newsletter five community events, including two new additions, will have taken place; the Harvest Moon Gourmet Dinner, Kid's Halloween Party, Potluck New Year's Eve Social, St. Patrick's Day Celebration and Kentucky Derby Day. We extend our sincere appreciation to the many volunteers, including last summer's activities, for their valuable contributions.

Many of you have expressed an interest in more year-round community social events and family activities. A Swing Dance, other musical events and a Mardi Gras Celebration next February are some of the suggestions. We have taken your ideas and requests for additional events under consideration and with your help planned the following two events.



The St. Patrick's Celebration held on March 20 at the Clubhouse was a tremendous success! Our turnout was approximately 85 neighbors, their families and guests. Lots of conversation, fun, good food and Irish music were enjoyed (60 lbs. of corned beef!). Everyone had a great time! We're confident

that Kentucky Derby Day and Hat Parade Contest on May 1 will be another favorite.

If you have any interest or ideas for these or other events we'd like to hear from you and if you would like to attend an Entertainment Committee meeting or join the Entertainment Committee just let us know. (You do not have to be a Board member to be on any of the various committees.) We welcome your enthusiastic participation in helping us to plan and launch events.

If you have a knack for planning & organizing, designing flyers, developing contests and games or any other hidden talents you would like to share, please express your interest in helping with one of these new events to any Entertainment Committee member. Take the opportunity to get involved and help make your suggestions successful – we guarantee it will be both challenging and satisfying!

We look forward to collaborating with you to provide more fun-filled activities for the community. Thanks again for your suggestions, support and continued community spirit.

Sheryl Edwards,
Entertainment Chair

Cape Breton Holding Company

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HAVE FUN, MEET YOUR NEIGHBORS LOOKING FOR NEW MEMBERS

Are you a new resident to Cape Breton? Do you have a new neighbor? If so, talk to a Director about membership information. See our entertainment schedule for events and details. Come join us and get to know us at one of our social events. Perks include: fun, sense of community, the beach, the dock, the clubhouse and laughter.

2003 Century Club Winners

Week 1	Victor Padlo	\$50
Week 2	Anthony Califiore	\$50
Week 3	Alice Topoleski	\$50
Week 4	Sue Hudak	\$50
Week 5	George Campbell	\$50
Week 6	Sandy Mason	\$50
Week 7	Victor Padlo	\$75
Week 8	Lil Frame	\$75
Week 9	James Topoleski	\$150
Week 10	Mary Daniele	\$400

Committees

Beach

Gina VeldKamp
Chairperson
 Sheryl Edwards
 Maria Piipiski
 Dan Siebenmann
 Ray Topoleski

Club House

Tina Topoleski
Chairperson
 Don Danner
 Sandy Lidz-Cummings
 Dan Siebenmann
 Jean Tozer
 Dan Vuolo

Dock

Dan Vuolo
Chairperson
 Douglas Cummings
 Tom Dennis
 Jacques Hermann
 William Swan

Entertainment

Sheryl Edwards
Chairperson
 Emily Davis
 Matthew Diessner
 Jacques Hermann
 Maria Pilipski
 Dan Siebenmann
 Jean Tozer

Finance

Victor Padlo
Chairperson
 Emily Davis
 Tim Mason
 Maria Pilipski

Beach Committee

The weather is getting warmer and it's time for fun in the sun. We had a long cold winter and I am looking forward to seeing everyone down on the beach this summer season.



We have many things to do to get the beach in shape for the season. We are having a beach clean-up party on Saturday May 22nd 9:00a.m to 3:00 p.m. The rain date is Sunday the 23rd 9:00a.m. To 3:00 p.m. Some of the things that need to be done are: painting the platforms, raking and bagging, hanging swings, putting the platforms in the water, hanging the volley ball net, and running the lines to the

swimming platform. These are just some of the things I am thinking of. Some new projects are being done even before the work party.

We are looking for new lifeguards for the summer. If you know someone that is interested and is certified please have them call Gina at: 732-262-7864. Beach badges are required all year long on the beach and the dock. Boaters please bring your trash to the large cans outside the gates. The smaller cans by the dock become overfilled and are difficult to empty; we also end up with a nasty green fly problem.

Let's take pride in our Cape Breton and hope to see you all at our beach clean-up party.

I'll see you on the beach!

Gina Veldkamp,
 Beach Chair

MARK YOUR CALENDAR

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
CAPE BRETON 2004 CALENDAR OF EVENTS						
						<i>Beach/Clubhouse Cleanup Party</i>
						<i>Saturday, May 22nd</i>
						<i>Stockholder's Meeting</i>
						<i>Sunday, June 6th</i>
						<i>Beach - Lifeguards Begin</i>
						<i>Saturday, June 26th</i>
						<i>Independence Day Beach Party</i>
						<i>Saturday, July 3rd</i>
						<i>Italian Night</i>
						<i>Saturday, July 17th</i>
						<i>Youth Nite Party</i>
						<i>Saturday, July 24th</i>
						<i>Luau Beach Party</i>
						<i>Saturday, July 31st</i>
						<i>Pancake Breakfast</i>
						<i>Sunday, August 15th</i>
						<i>Bonfire Evening of Fun</i>
						<i>Saturday, August 28th</i>
						<i>Stockholder's Meeting</i>
						<i>Sunday, August 29th</i>
						<i>Harvest Moon Dinner</i>
						<i>Saturday, October 30th</i>
						<i>Children's Halloween Party</i>
						<i>Sunday, October 31st</i>
						<i>New Year's Eve Party</i>
						<i>Wednesday, December 31st</i>
						<i>Mardi Gras Celebration (pending)</i>
						<i>February, 2005</i>
						<i>St. Paddy's Day (pending)</i>
						<i>March, 2005</i>
						<i>Kentucky Derby Day (pending)</i>
						<i>May, 2005</i>
<i>The rain date for outside events will be 1 week later.</i>						

The Cape Connection

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Please direct all submissions to:
 Douglas Cummings
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Clubhouse Committee

This year has been a great year for the clubhouse. We have had many rentals from our community members and have a decorative painting club, the Ocean County Sandpipers, who rent almost every month as well. If anyone is interested in finding out about the Sandpipers, please give me a call (I am a member).

We are finally going ahead with our construction project for the middle room and kitchen area. When this project is complete, our kitchen area will be expanded into both rooms with a serving area attached. This project is a major undertaking and will take many hours of work to accomplish. Anyone interested in helping, please call Sandy Lidz-Cummings or myself. I hope you have received the flyer with all the dates of our construction parties and will be able to attend. We are trying very hard to complete this project and need everyone's help.



Our Clubhouse committee has developed a wonderful program called, "Adopt a Spot." We would like to beautify the clubhouse area and create plantings within the landscape. It is our hope that many of you as a group or individually would like to plant a shrub, tree or flower bed and maintain it throughout the season. The community would in turn, post a plaque in your honor. The Clubhouse committee must first approve all requests. If anyone is interested in participating in this program, please contact Sandy Lidz-Cummings.

Summer dates are filling fast, so if you are interested in renting the Clubhouse, please call me as soon as you can.

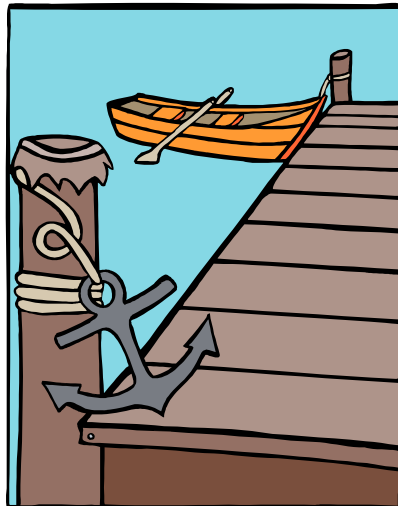
Looking forward to another great summer!

Tina Topoleski,
Clubhouse Chair
732-262-8783

Dock Committee

Now that the long cold winter is over, the 2004 boating season has begun. The bubblers worked long and hard this winter and the dock sustained no damage.

We have made big strides in the electrical project on the dock. We have also met with JCP&L and now have an electrical engineering report. We are currently in the permitting process and hope to be installing the new fixtures this summer.



Please spread the word that we have two "A" slips available and we would like to rent them this season.

We wish everyone a happy and safe boating season.

Dan Vuolo,
Dock Chair

Kid's Coloring Corner

