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**Cudjoe Gardens POA Meeting Minutes**  
**Board of Directors Monthly Meeting**  
**April 10, 2023**  
**Location: Home of Leigh Anne Schuler**

Call to order

**The Meeting was called to Order at: 7:01 pm**

**Roll Call: Present – President Kathy Niemann, Vice President Mary Bell, Treasurer Lisa Ferringo, Recording Secretary Donna Daniels, Corresponding Secretary Leigh Anne Schuler, Directors: Andrew Daly, Greg Daniels, David Dornseif, Jean Mirabal, Jean Pessolano.**

**Absent: Director Robert Blair**

**Guest: Joan Kegerize.**

March 2023 Board Meeting Minutes.

Motion to approve by Greg , Seconded by David, Motion carried.

Reports

President's Report. No Report. Kathy did thank everyone for the support given her.

Treasurer's Report. Reports #1 and #2, attached. Lisa paid the invoice from Attorney Greg Oropeza for his work at the annual meeting, which will be his last invoice for a while. Discussion ensued regarding the addition of Venmo and Zelle. Lisa and Andrew will discuss at their finance committee meeting.

Guest Input

None.

**Committee Reports**

Government and Legislative Committee. Andrew submitted Report #3, attached. Discussion ensued.

Building Committee. Greg met with the owner from Sawyer Drive and saw the plans that are going through the Monroe County Building Department regarding the flood plain. The County will not allow him to build to 8'; he has to build to 10', thus the house has to be on stilts. If the POA denies him building on stilts, his lot will become unbuildable and he can sue the association. He is within setbacks and the only issue is flood elevation. A suggestion was made that the association gets a letter from the County explaining the flood plain regulation so that it can be included in the minutes. If the county supersedes the association on how high to build, we have to allow residents to do so. Jean P. will get the language from Scott at the County Flood Management team for backup.

Program and Entertainment Committee. Leigh Anne reported that Happy Hour is at the KOA Kampground on April 20 from 5pm – 8pm. At one time, there was interest from 7<sup>th</sup> Avenue to hold a Block Happy Hour, but that is no longer the case. President Kathy will do another chili cookoff in October.

Newsletter. No Report.

Welcome Committee. Leslie Gartrell resigned from the project. Leigh Anne provided packets full of very good information, including deed restrictions, bylaws, and John Viele's history of Cudjoe Gardens. Greg inquired about the cost of the packets. Leigh Anne replied that she used her own ink and that Leslie donated the folders. The board agreed that Leigh Anne should be reimbursed for her ink. Mary Bell commented that Staci Pillari volunteered to deliver the welcome packets. Lisa Ferringo stated that a board member or two should be delivering welcome packets. We will deliver welcome packets to anyone having moved into the POA since the beginning of 2023 (two families). Andrew will write a welcome letter from the board. Kathy is sending a thank you note to Leslie for her work.

Investment Committee. Lisa stated that there is a new person at Edward Jones and very soon, they will be adding the new signers on the accounts (the S&P 500 and MM Account at 4.7%)

Deed Restriction Committee. Jean M. had no report and wants to meet in the next few weeks. Kathy made a motion to add Jean P. to the Deed Restriction Committee. Andrew seconded, Motion carried.

## Old Business

Google Storage – Kathy set up an account that will cost \$20/year. She will provide logins next month. It gives us several more Gigabytes than we currently have. Kathy mentioned that we should store construction lots in a section of its own.

Status of Buoys – Greg reported that Andrew needs to purchase the new shackles, which Andrew will do. Andrew will write to FWC and to the Coast Guard for permission to place the buoys.

New Directory. Leigh Anne reported that Lisa gave her the returned newsletters. Leigh Anne will move forward.

Property on 3<sup>rd</sup> – Kathy stated that she sent the complaint to Code Compliance because the property was overrun. It is a rundown property with untagged vehicles, abandoned boats in multiple locations, and various junk. It cannot be differentiated that there are two houses there. We will continue to monitor this with the County.

Property on 1<sup>st</sup> – Robert spoke with the owner, who is leaving for the season at the end of April. Discussion ensued that we need to let him know that he cannot keep his RV there. Jean P. will get herself acquainted with the situation.

Storage Facilities – Kathy asked who, among the board members, has items that need to be stored. Mary Bell has offered to take the Christmas signs and Leigh Anne will continue to keep the bins that she needs.

## New Business

Andrew spoke about the impact of growth on utilities. Jean P. suggested that we contact our Florida State representatives. Andrew made a motion to get together with other like-minded Property Owner's Associations about the growth. Jean M. Seconded, Motion carried. Discussion ensued.

Kathy reported that there is a contingent on Stock Island that would like our support regarding Board of County Commissioners going to single voter district as opposed to the current at large voting. Discussion ensued. It was decided that we can put the information out, residents can decide for themselves how they feel about it, and the POA will have no official position.

### Open Discussion

None

### Adjournment:

Motion by Andrew, Seconded by Greg. Motion carried. The meeting was adjourned at 8:40 p.m.

Next Meeting at Greg and Donna Daniels' Home at 20971 6<sup>th</sup> Avenue W on May 8<sup>th</sup>.

Respectfully submitted,

Donna L. Daniels,  
Recording Secretary

# 1

**Cudjoe Gardens Treasurer's Report  
March 31, 2023**

**Business Checking Account #0501628523**

Beginning Balance: \$53,050.04

Ending Balance: \$53,079.33

Net Income: \$29.29

**Money Market Account #0501991152**

Beginning Balance: \$13,595.42

Ending Balance: \$12,575.77

Net Income: \$1,019.65

**Total Net Income: \$990.36**

**Total Assets as of March 31, 2023: \$65,655.10**

**Income: \$34.64**

Interest: \$34.64

**Expenses: \$1025.00**

Greg Oropeza Annual Meeting Attendance and Research: \$1,025

**Net: \$990.36**

**Cudjoe Gardens Property Owners Association  
Treasurer's Report - 2023**

	YTD	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
<b>Income:</b>													
Ads Newsletter	\$100.00	\$100.00	\$0.00	\$0.00									
Ads Eminder	\$120.00	\$120.00	\$0.00	\$0.00									
Directories Sold	\$120.00	\$0.00	\$0.00	\$0.00									
General Donations	\$0.00	\$0.00	\$0.00	\$0.00									
Guest Payments Parties	\$0.00	\$0.00	\$0.00	\$0.00									
Guest Payments/Xmas	\$0.00	\$0.00	\$0.00	\$0.00									
Interest	\$99.95	\$33.81	\$31.50	\$34.64									
Membership Dues	\$5,967.85	\$2,942.90	\$2,925.00	\$0.00									
<b>Total</b>	<b>\$6,407.80</b>	<b>\$3,196.71</b>	<b>\$2,956.50</b>	<b>\$34.64</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Expenses:</b>													
Ads	\$0.00	\$0.00	\$0.00	\$0.00									
Bank Fees	\$0.00	\$0.00	\$0.00	\$0.00									
Channel Markers/Buoys	\$817.40	\$684.22	\$133.18	\$0.00									
Corporation Renewal	\$0.00	\$0.00	\$0.00	\$0.00									
Donations/Gifts	\$0.00	\$0.00	\$0.00	\$0.00									
Insurance	\$0.00	\$0.00	\$0.00	\$0.00									
Internet/Website	\$99.99	\$0.00	\$99.99	\$0.00									
Landscape/Beautifying	\$0.00	\$0.00	\$0.00	\$0.00									
Legal Fees/Accountant	\$2,370.00	\$995.00	\$350.00	\$1,025.00									
Lot Maintenance	\$0.00	\$0.00	\$0.00	\$0.00									
Meet Supplies & Meals	\$468.97	\$366.58	\$102.39	\$0.00									
Office Supplies	\$79.00	\$0.00	\$79.00	\$0.00									
Postage	\$0.00	\$0.00	\$0.00	\$0.00									
Post Office Box	\$0.00	\$0.00	\$0.00	\$0.00									
Printing	\$70.00	\$70.00	\$0.00	\$0.00									
<b>Total</b>	<b>\$3,905.36</b>	<b>\$2,115.80</b>	<b>\$764.56</b>	<b>\$1,025.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

**Total Income:**      \$6,407.80    \$3,196.71    \$2,956.50      \$34.64      \$0.00      \$0.00      \$0.00      \$0.00      \$0.00      \$0.00      \$0.00      \$0.00      \$0.00

# 2



## APRIL 2023 GOVERNMENT LIAISON REPORT

- BOCC meeting is not scheduled until the 19<sup>th</sup>
- Agenda looks pretty routine with the following exceptions:
  1. Contract with Sea Tech (\$122,115) for Big Pine Community Park flood panels project (Irma reconstruction)
  2. Contract with Barracuda Builders for Higgs Beach restroom project (\$1,265,390).
  3. Land acquisition at MM30 Cahill Pines from Southernmost Homes (\$300,000).
  4. Several acquisitions on Big Pine (\$150,000).
  5. Acquisition of land Sugarloaf Key (\$188,000).
  6. Sale of land at Maggie and Mary subdivision Sugarloaf Key (\$19,000).
  7. Acquisition of land from Habitat for Humanity on Ramrod Key (\$320,000)
  8. Several contracts for derelict vessel removal.

I have a copy of the complete agenda should anyone wish to read it.

Submitted by Andrew Daly