

Cudjoe Gardens POA Meeting Minutes

Board of Directors Monthly Meeting

August 14, 2023

Location: Home of Lisa Ferringo

Call to order

The Meeting was called to Order at: 7:02pm

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

Absent: Nobody

Guests: Allison Delashmit

Guest Input

Allison Delashmit was our guest tonight. No input.

July 2023 Board Meeting Minutes.

Motion to approve by Greg Daniels, Seconded by Jean M., Motion carried.

Treasurer's Report

Treasurer's Report was given and approved. Details are available upon request. Lisa spoke with Edward Jones regarding the very low amount of interest for July and was told by them that it was a timing issue. Lisa suggested that at year-end, we can put excess funds into the Edward Jones account for cost-averaging. Two new membership monies will be deposited in August. Andrew checked with the bank about Venmo. The bank will not allow Venmo nor Zelle from our non-profit account. We will continue using PayPal.

Committee Reports

Government and Legislative Committee. Kathy stated that there is no meeting in August.

Building Committee. Greg stated that nothing is new and that we will go into Executive Session at the end of the meeting.

Program and Entertainment Committee. Leigh Anne stated that Carolyn from The Bent Prop will host our Happy Hour in September and extend Happy Hour pricing. Discussion ensued and it was decided to have September's Happy Hour on September 7. Donna stated that the last happy hour was very well attended and a lot of fun. Kathy Niemann is hosting the October 12 Happy Hour at 6:30pm for another chili cookoff. November 9's Happy Hour is at Kristen Eklund's house, 20833 4th Avenue W.

Newsletter. Leigh Anne has no report. Greg asked that a piece go into the newsletter regarding residents bringing in their trash cans. Jean M. asked Leigh Anne to include the listening session in the next newsletter for the deed restriction committee. Kathy has invited all the board to attend same. Everyone who is a property owner is welcome to attend the deed restriction committee sessions.

Welcome Committee. Leigh Anne will be holding a meeting when Lisa gets the new residents' list to her.

Investment Committee. Covered above.

Deed Restriction Committee. Jean M. reiterated that the first listening session will be held on Thursday October 19. In addition, a Zoom listening session will be scheduled for those who want to participate in a listening session and are not able to attend in person.

Old Business

Google Storage – Kathy stated that we should add any documents needing to be saved to that drive.

Status of Buoys – Greg reported that Commissioner Lincoln was on vacation until August 13 and this issue is on the top of her list to review. Greg also reported that in his meeting with Commissioner Scholl, the Commissioner would uphold Commissioner Lincoln's recommendation. Commissioner Scholl also told Greg that he may want to reach out to Robert Spottswood, Jr. Greg is awaiting Commissioner Lincoln to give us more time to comply with FWC. Andrew reported that although the buoys had been out for 30 years, FWC didn't care until someone complained. Greg reported that within the next week or so, we'll know whether we need to pull the buoys.

New Directory—Leigh Anne has provided a compilation of names/addresses to Lisa for review. We would like to get these out at the annual meeting.

Property on 1st – Kathy stated that the property owner cannot park his boat trailer on the vacant lot. Jean P. confirmed that it doesn't matter that he owns the property. Robert stated that the homeowner brought the Codes page back and that the homeowner believes that he is free and clear to park his boat trailer.

Location of Next Annual Meeting. Leigh Anne spoke with Carolyn at The Bent Prop about possibly having the Annual Meeting there, with the luncheon afterwards. Greg suggested that we contribute a few hundred dollars to an appetizer-style buffet. Leigh Anne will follow up with Carolyn and possibly The New Joint to hold the Annual Meeting from 1-3pm, if we can't be accommodated at The Bent Prop.

Location of Christmas Party. Leigh Anne is also speaking with Carolyn about this party, with various options.

New Business

Annual Meeting.

Location: See "Location of Annual Meeting" above.

Call for Officers: We need to let the community know that every position is up for reelection. We will put out our first call for board members in September and our second call in

October. After we compile our slate of candidates in November, we need to make the property owners aware of it. We will inquire again if they also might have an interest in running for a seat.

Planning Committee: Leigh Anne will be joined by Donna, Robert, and Mary. We will go over dates at the next meeting. Leigh Anne will discuss with Carolyn the possibility of January 27.

Tax Concerns. Andrew reported that anyone who has concerns for Citizens and windstorm insurance should be concerned that this hasn't been discussed adequately.

Open Discussion—

None.

Adjournment:

Motion by Greg, Seconded by Jean P., Motion carried. The meeting was adjourned at 8:39 p.m.

Next Meeting at the Daniels' House on September 13.

Call to Order of the Executive Session

The Board went into Executive Session at 8:42pm. No Minutes were taken. The vote was taken, and Mr. Loomis' request was denied by the vote of 8-2, with one abstention. Kathy will send Mr. Loomis a letter and courtesy copy our attorney.

Second Motion to Adjourn:

Motion by Greg, Seconded by Robert, Motion carried. The Executive Session was adjourned at 9:00pm.

Respectfully submitted,

Donna L. Daniels,
Recording Secretary