

Cudjoe Gardens Property Owners Association
Board of Directors Monthly Meeting
December 12, 2022
Location: David Dornseif & Mary Bell's home, 20820 7th Ave W

Meeting called to order by President Kathy Niemann at 7:05 PM.

Kathy explained that the Executive session which will follow tonight's meeting is for Board members only.

Roll call: Present President Kathy Niemann, Vice President Mary Bell, Treasurer Lisa Ferringo, Recording Secretary Cindy Dresow, Directors: Andrew Daly via phone, Greg Daniels, David Dornseif, Leslye Gartrell, Ken Kurdziel via phone, and Jean Mirabal. Absent: Corresponding Secretary Leigh Anne Schuler.

Guests: Donna Daniels, Robert & Julie Blair, Carl Townsend, and via phone Cheryl Straub.

November meeting minutes approved.

Treasurer's Report approved.

Legislative Committee (Ken): It appears the BOCC is ignoring the ROGO Directive, as they continue approving further development amid residents' opposition.

Building Committee: Greg will need a second person to help with reviewing building plans. Jean suggested that this needs to be discussed at the first meeting with new board members. Jean volunteered to be the second person reviewing building plans if no one from the new board is interested. An owner had inquired what our definition of a story and a half is. Our deed restrictions need clarification.

Program and Entertainment: Christmas party at Boondocks was great. 42 attended. To increase attendance, perhaps next years' party will be later in the month, and not on a Saturday.

Newsletter: All articles for the annual newsletter must be in by tomorrow.

Welcome Committee: Leslie has drafted a letter welcoming new residents, awaiting approval from the board. She will send it to all members. Kathy would like a plan on what will be given to new members, in their welcome packets.

Annual Meeting will be held at Mary & David's front yard, 20820 7th Ave W, on January 28. Greg will invite the sheriff to speak at the meeting. Kathy asked that each board member submit info to her on our past year's accomplishments. Registration with "Meet & Greet" will be 2 - 3 PM. Meeting will begin at 3PM in front by the street, Potluck following, behind the house, poolside.

Mary is on planning committee. Greg suggested calling 4 Star Rental for tables and chairs, so they will be delivered, and hauled away. Mary will check on cost and details. Andrew made motion that as long as cost does not exceed \$350, we should rent the tables and a maximum of 75 chairs. Seconded, and approved.

Investment Committee suggested that \$10,000 will be put in a government I Bond. \$15,000 will go into a high rate online savings account, and \$15,000 in an S & P 500 Fund. That will give us about \$10,000 in our operating account and \$10,000 in our money market account. Board approved.

Deed Restrictions: Question was asked if we Legally have Deed Restrictions. Yes, we currently have them. We may have to send multiple surveys before proposing any changes. If we have a group of people with the

same concern, it will be addressed in the next survey. Jean will keep all surveys in a mailbox, so they can be audited later, if needed. Motion made, seconded and approved.

Old Business:

No Wake Buoy: Greg will order the No Wake buoy for newly designated canal off Sawyer Dr. Our missing buoy was found, used as a marker in a First Ave canal. Our navigational buoy needs to be in place. Ken volunteered to help pick up the buoy and locate it to its original location.

Website changes: Leigh Anne has been swamped. She will get to it. PayPal link needs to be removed from the front page. Leigh Anne did put the pay pal link with the forms on the second page.

Unused Newsstand boxes have been removed.

Andrew wrote letter to FWC. Kathy needs to mail it.

Kathy and Mary attended a meeting to oppose further housing in Coconut Palms, on Cudjoe Key. Commissioners approved more housing.

Kathy recommends not recording (audio) minutes, of Board Meetings, due to storage problems and opening up misinterpretation. Motion made, seconded, and approved.

Robert Blair provided an idea of tele conferencing, with the ability to mute someone who has phoned in with disruptive audio. Robert offered to donate the system. Greg Daniels made a motion that we begin a 3 month trial with a number that any owner can phone into a board meeting. Seconded and approved.

New Business:

Cheryl Straub sent a notice that we have not been offering a vote by proxy form. Form should give date that form would be valid. It will go out as a half page in the annual newsletter.

Entrance Sign damage: Someone attached hooks to our Entrance sign. Julie Blair volunteered to help Mary make repairs to sign, rather than pay the sign company \$1400 to install a new post. Mary will write an article in the newsletter, asking that nothing will be attached to Entrance sign.

Complaint of a felled tree in canal: According to Monroe County, whatever falls in the canal is the responsibility of the property owner adjacent.

Complaint of a 6' fence on First Ave: Although the fence was approved by Monroe county, our deed restrictions specify fence cannot be higher than 4'. Kathy will write a letter to fence owner, and include a copy of our deed restrictions.

New names on Ballot for 2023 CGPOA Directors: Robert Blair, Brett Chianella, Jean Pessolano, and Donna Daniels for Recording Secretary.

Open Discussion: Mandatory CGPOA membership of all owners, was suggested by Robert Blair.

Being no further business, meeting was adjourned at 8:37 PM.

Respectfully Submitted,
Cindy Dresow
Recording Secretary