

Cudjoe Gardens POA Meeting Minutes

Board of Directors Monthly Meeting

December 11, 2023

Location: Home of Kathy Niemann

Call to order

The Meeting was called to Order at 7:04 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, David Dornseif, Greg Daniels, Jean Mirabal, Jean Pessolano

Absent: Director Robert Blair

Guests: Allison Delashmit, Ken Wente, Karl Krenser, Karl Townsend

Guest Input

Guests introduced themselves.

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Lisa made a motion to approve the minutes; Andrew seconded. Motion carried.

Treasurer's Report

Lisa gave the Treasurer's Report. Jean P made a motion to approve same; Jean M seconded. Motion carried.

Committee Reports

Government and Legislative Committee. Andrew gave the agenda for the BOCC, but to pay attention to: 1) The County seemingly on a land acquisition binge; 2) The County is buying land for conservation issues--a couple lots in Cutthroat Harbor, Cudjoe Key, etc; 3) The State of FL is considering doing away with ROGO and freeing up lots of land for development. Discussion ensued about infrastructure needing improvement as it is, much less there being more people

Building Committee. Greg has no report. Discussion ensued regarding a house being built on Pattison, across from the marina on the end (the corner). Greg will check out the lot on the open canal on Pattison as the owner of Pinewood Construction putting in a dock. Kathy will send letters to both. The cul-de-sac one already has a seawall and a dock.

Program and Entertainment Committee. Leigh Anne has nothing scheduled until February. Kathy proposed putting something in the newsletter that Happy Hours are more enjoyable at our neighbors' houses, so she'd like to see people volunteer their homes instead of Happy Hours being held at

restaurants. Greg made a motion to throw up to \$250 towards expenses for anyone putting on the Happy Hour (food and supplies, not alcohol). Jean M. seconded, motion carried. Discussion ensued regarding the Christmas party planning and how nice of an event it was.

Newsletter. No Report.

Welcome Committee. No Report.

Deed Restriction Committee. Jean M. reported that the second listening session had 6 guests and she thought it was a healthy conversation. She feels that we should stay the course for the listening sessions. There is still debate regarding whether we need to do anything, though the attorney says that we do. Discussion ensued. The Board needs to clarify what it takes to change the deed restrictions. Further discussion ensued. Andrew made a motion to consult the attorney regarding what it takes to change the deed restrictions; Greg seconded. Motion carried.

Old Business

Google Storage – Any documents needing to be saved should be saved to that drive.

Status of Buoys – Greg reported that two residents were interested in buying buoys: Phil McGann and another resident. Both potential buyers want the buoys brought to them. Andrew offered to move the buoys to the buyers.

New Directory— Leigh Anne reported that she needs labels; Lisa offered to provide them from her own mailer list. Discussion ensued about whether we should mail them to both snowbird's addresses. Lisa suggested that only one mailer be sent to their main address and extra copies would be here.

Property on 1st – Kathy reported that we are still dealing with this issue of the boat on the vacant lot. Prior to this issue was the RV. Mary will approach the owner and let them know that if the issue isn't taken care of, we will report to County Codes.

Location of Next Annual Meeting. Kathy stated that Bent Prop will not charge us for any facility rental. Lisa suggested that we have the meeting from 12 – 2 and have the social hour after 2pm. The bar will be closed during the meeting and after the meeting, it will be a cash bar only. Lisa said that she would be willing to get sponsors for the hors d'oeuvres. We will be in their dining room for the meeting. Kathy also stated that we need to have a planning committee for the Annual Meeting on January 3. Among those invited to the Annual Meeting should be Sheriff Ramsey and Commissioner Michelle Lincoln.

Call for Officers: Mary will be leaving the board, so we need someone to run as VP. Greg has offered to run if nobody wants to. Kathy will reach out to Robert to ensure whether he is running. David will also be leaving the board, as will Jean M. The guest attendees Allison Delashmit, Ken Wente, Karl Krenser, and Karl Townsend are also running for the Board of Directors.

Bike Parade: Leigh Anne needs a list of comfort stations. The plan is to start at Kathy's house on 6th W. to 7th, 8th, and then back around. Leigh Anne will be sending out requests for comfort stations.

Christmas Judging. The elves will be judging next week.

New Business— Kathy reported that we should look at the bylaws in 2024 and that it is a separate issue from the deed restrictions.

Mary mentioned how the signs are falling apart and if we're going to use that type of sign, we should get a quote for new components. Leigh Anne reported that she has vinyl that she can use. Greg made a motion to buy the sign pieces for the existing sign. Andrew seconded. Motion carried.

Open Discussion— Greg asked regarding the items that David and Mary are storing and where they will go. Discussion will be tabled until January.

Lisa made a motion for Leigh Anne to have possession of the board debit card with a limit of up to \$300, as she is the one purchasing many items for board purposes. Andrew seconded. Motion carried.

Adjournment:

Greg made a motion to adjourn; Andrew seconded. Motion carried. The meeting was adjourned at 8:28p.m.

Next Meeting at Leigh Anne's on Monday, January 8.

Respectfully submitted,

Donna L. Daniels,
Recording Secretary