
Cudjoe Gardens POA Meeting Minutes

Board of Directors Monthly Meeting

February 13, 2023

Location: Home of Jean Mirabal

Call to order

The Meeting was called to Order at: 7:04pm.

Roll Call: Present – 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: President Kathy Niemann

Guests: Joan Prezioso, Cindy Dresdow

January 2023 Board Meeting Minutes.

Motion to approve by Greg, seconded by Jean, motion carried.

Reports

Treasurer's Report. We are doing well with membership and more money is coming. There are two invoices from Oropeza & Stones: \$995 and \$1,025. Motion to approve payment of same by David, seconded by Jean, motion carried.

There is an invoice to pay the accountant a \$300 fee. Motion to approve payment by Greg, seconded by Andrew, motion carried.

There will be follow up on monies due for E-minder advertising.

Guest Input

Cindy Dresdow would like approval from the board to do 2 weeks of advertising for the Cudjoe Gardens yard sale, which is March 4. Greg inquired about the cost. The Key West Citizen was \$220. Greg made a motion to approve the expense up to \$500 for the Key West Citizen and the News-Barometer. Andrew seconded, motion carried.

Cindy is also looking for someone to volunteer for next year's community-wide yard sale. Responsibilities include getting the word out to the community for getting their items in order to advertise early. Jean Pessolano volunteered for 2024's yard sale.

Cindy also said that the quilt show should be mentioned in the E-minder. Discussion ensued that the show was slated before the next E-minder goes out. This was brought up in the Open Discussion part of the meeting.

Committee Reports

Government and Legislative Committee. Andrew reported the Board of County Commissioners agenda and directed attention to the purchase of a two parcel buy out for Irma damaged properties with the

names of the owners exempted from public records requirements. He also reported the County purchase of property in N. Sugarloaf N-3 County purchased 7 properties for the County Employee Rental Program.

Building Committee. Greg reported that nothing is pending.

Program and Entertainment Committee. Leigh Anne reported that the committee has not had time to meet and that Jo Socha is holding a happy hour this week.

Mary is looking for volunteers to put up signs for the community yard sale.

Greg is looking for someone to take the signs for the Christmas lights winners and suggested that we obtain a storage facility to store them and other items CGPOA items. Greg will reach out to the storage facilities on Ramrod and Big Pine to get prices and circle back next month.

Greg made a motion to ask Leigh Anne for a quote for larger happy hour signs. Discussion ensued and Greg rescinded his motion.

There was discussion regarding not having the board meeting and the happy hours on the same week. Leigh Anne said that her committee would try to not have both in the same week.

Welcome Committee. Jean met with Leslie and Leslie would like members of the board to review the letter. Mary said that Stacey Pillari has volunteered to deliver the welcome packets.

Annual Meeting Committee. No report.

Investment Committee. There will be more of an update at the next meeting. We can't do I-bonds because of the way those bonds are structured. We have other options.

Deed Restriction Committee. Jean said they met last week and the committee has been getting a lot of feedback from the community. Many of the surveys have come back due to owners going back to their primary residences and not changing their mailing address with the Monroe County Appraiser's Office. If anyone has not received a survey, they should let us know. There was no ending date on the survey, so the next survey needs to have an ending date. Moving forward, the property owner's survey reply needs to include their names and or addresses. Jean reported that President Kathy would like one sentence in the E-minder asking "Are you satisfied with the current deed restrictions?"

Old Business

Status of Buoy – Greg reported that concrete will be poured this week. Some time later in the week, Greg will be placing them. A new buoy is also misplaced, reported by Cheryl Straub.

Web Site Changes for Dues Renewal. Nothing changed.

New Directory. Leigh Anne needs to get the returned mailers from Lisa so that the addresses can be purged.

Use of Conferencing Service. Greg reported that nobody called in last month and nobody has called in tonight. There will be one more month.

New Business

Andrew Daly reported that a resident of 1st Avenue West has been storing his boat trailer at his home and has been storing his RV on his non-adjointing vacant lot. This is against CGPOA deed restrictions and Monroe County Codes. He has been warned. There was a suggestion made to send him a letter asking him to move them prior to us contacting Monroe County. Mary volunteered to speak with them first.

Greg Daniels reported that there is a new State of Florida statute for HOAs. We are not required to adhere to it because we are a POA, but it would be a good idea to do so. We need to certify that we have read the bylaws and rules of the association. If everyone reads the bylaws and rules, then submits the certification to the Corresponding Secretary, we will be compliant with the state statute. Greg made a motion for the Board to read the bylaws and rules and sign the certification. Seconded by Bob Blair, Motion carried. All Board members signed the certification.

Greg Daniels reported that due to time constraints at board meetings and the expense of Attorney Oropeza's hourly fees for meetings in which his presence has been requested, there needs to be limit for how long guests can speak. Discussion ensued. Greg made a motion that there be a time limit of 3 minutes for speakers at CGPOA Board Meetings. The speaker will be given more time if an officer or director asks a follow up question of the guest. Andrew seconded, Motion carried.

Mary reported that the Colson and Sawyer residents and property owners do not feel like a part of the association. Jean asked if someone could hold a party over there. Discussion ensued. Greg mentioned that this has been a problem for years.

Open Discussion

None

Adjournment:

Motion by Andrew, Seconded by Greg, Motion carried.

Next Meeting at Lisa Ferringo's, 651 Pattison Avenue on March 13th.

Respectfully submitted,

Donna L. Daniels,
Recording Secretary

Secretary

Date of approval