

Cudjoe Gardens Property Owners Association  
Board of Directors Monthly Meeting  
January 9, 2023  
Location: Leslye Gartrell's home, 561 Navajo Drive

Meeting called to order by Greg Daniels at 7:05 PM.

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

Guests: Donna Daniels 6th Ave W, and Joe Bocik 4th Ave W.

Joe Bocik asked that the survey be put in an e-mail so people could print it out. Joe had not received his annual newsletter at this address, so was not aware of it.

The intent of the survey is to reflect the interests of the majority of property owners. The attorney who will help with the deed restrictions, will be at the annual meeting to answer questions.

CGPOA no longer employs anyone to mow vacant lots. We act on complaints; we don't go looking for trouble

December meeting minutes approved after being modified to reflect that we are conducting a 3 month trial of using a single phone number for anyone to call into a board meeting.

Treasurer's report approved. Profit for the year: \$5,100 for the year. Go Daddy Domain name needs to be paid annually. Leigh Anne will look up 5 year plan vs 10 yr plan.. Anneliese Dietrick has not yet paid for her advertising.

Committee reports:

Legislative (Ken and Andrew): Andrew said nothing directly affected us in December. Ken noted that the Tourism board is asking the county to subsidize building affordable housing for their employees. BOCC has not yet met in January.

Building Committee: Greg noted that a new story and a half will be built on on 7th E. The building was not approved pending final plans showing building materials and setbacks.

The Board was notified that the 1/2 lot on Sawyer Drive has been staked out for construction. We will be proactive and send the owner a letter. We will ask Attorney Orpezo to send a letter on behalf of the board. . . .ASAP. All voted in favor.

Program and entertainment committee: Leigh Anne will find out if the same people will stay on the committee. We had talked about a pig roast. Entertainment committee might arrange a happy hour at someone's house.

Welcome Committee: Leslye passed around the packet with most of what will be included. A map depicting different additions within Cudjoe Gardens will be included. An application for CGPOA Membership should be included in the welcome packet. A tentative entertainment schedule could be included in welcome packet.

Annual meeting: Location will be at Mary & David's house, 20820 7th Ave W. Greg will send an invite to Sheriff Ramsay, asking him to speak. Sheriff prefers to speak early in the meeting. Deed restrictions attorney will be there to answer questions. Agenda for annual meeting handed out. Any additions, contact Kathy. Mary Bell ordered 60 rental chairs. She will borrow 3 fold out tables, and additional chairs from Cindy.

Investment committee: will soon meet with Edward Jones representative to establish a S&P 500 account. Motion made, seconded and approved to move forward on this as long as the fees are under \$300.

Deed restrictions: Deed Restrictions surveys are starting to be returned via email and hard copy. The homeowner's name or address is not on two of the surveys returned. We will add a place to record this information on an updated survey that goes out to property owners. We are getting a few calls from concerned property owners. Property owners are encouraged to bring their questions to the annual meeting where the attorney representing the CGPOA in matters related to deed restrictions will be answering questions.

In February we may have a public meeting for people to talk about our deed restrictions. Lisa suggested a meeting where people could be heard on deed restrictions

Old business:

Buoys are ordered. Stickers are ordered. Andrew will help make up the chain, but 12' shorter. Ken, Greg and Andrew will do placement. Leigh Anne will put the stickers on professionally. The "missing" buoy will be retrieved from the 1st Ave. W canal. Ken can weld chain if needed.

Leigh Anne has not had time to further update our website.

New directory will get underway once we get new registrations from the annual meeting

It should be noted that NO ONE has phoned into our posted phone number to access this board meeting. These instructions were included in our January e-mincer: Call: (225) 768-2788 and Enter access code: 077 5602 #

New Business:

Suggestion that dues be raised. Not approved.

The February 13th Board Meeting will be hosted by Jean Mirabal at her home, 20878 5th Ave W.

Being no further business, motion to adjourn 8:06 PM.

Respectfully Submitted,  
Cindy Dresow  
Recording Secretary