
Cudjoe Gardens POA Meeting Minutes

Board of Directors Monthly Meeting

July 10, 2023

Location: Home of Jean Mirabal

Call to order

The Meeting was called to Order at: 7:06 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, Greg Daniels, David Dornseif, Jean Mirabal, Jean Pessolano

Absent: Director Robert Blair

Guests: Sheriff Rick Ramsey and Captain David Smith of the Monroe County Sheriff, Ms. Michelle Lincoln, District 2 Monroe County Commissioner, and Phil and Terry McGann.

Guest Input

Sheriff Rick Ramsey and Captain David Smith were our guests to speak about speeding on Drost Avenue. MCSO will put unmarked cars out to monitor and try to mitigate the speeding issue. Discussion ensued regarding residents usually being the ones who drive fast. Greg reported that during the night-time, it's often boaters who are speeding and not the restaurant patrons. MCSO will monitor the situation and the board will see if the CGPOA needs to be more aggressive in deterring speed. Michelle Lincoln will follow up with Judy Clark, Monroe County Director of Engineering and Roads.

Commissioner Michelle Lincoln was also our guest to speak about speed, codes, permitting, and the no-wake buoys. Speed--Judy Clark stated that stop signs are only to be used for the control of oncoming traffic and not to deter speed. Code Compliance--Greg reported that codes issues often stall after President Kathy has turned the issue in to Codes and a year later, the code complaint gets closed, but nothing has happened with the offender's property. President Kathy brought up the 3rd Avenue property and that it gets mowed a couple of times/year and that there are untagged vehicles on the property. Commissioner Lincoln reported that the junky yards are the worst Codes issues to control because the offender may come in to compliance and a short time later, they are out of compliance again. Ms. Lincoln also reported that Codes is not allowed to go on to the property and inspect the untagged vehicles. Permitting--Kathy shared her story about applying for a permit to repair the railings on her deck and to have steps put in. She received the permit for the railing on the deck, but not the steps. Her discussion ensued regarding the red tape, inconsistencies, and the new electronic system that doesn't allow follow through in trying to obtain permits. Michelle asked Kathy for her information, and she will review it. The general complaint from some board members is that the permit process lacks consistency. No Wake Buoy--Someone has made a complaint to the FWC regarding the buoys placed by the POA. FWC is requiring removal of all buoys by September 7. Greg and Andrew are working with Commissioner Lincoln to resolve the situation.

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Motion to approve by Greg, Seconded by Jean P., Motion carried.

Treasurer's Report

Treasurer's Report. Reports filed and attached. The Edward Jones account is open with \$40,000. Discussion ensued regarding the use of both PayPal and Venmo and how cumbersome accounting may be. Nothing was decided.

Committee Reports

Government and Legislative Committee. Andrew reported that the BOCC agenda is not out yet. The budget meeting is coming up and then, millage rates are going to be determined.

Building Committee. Kathy reported on the homeowner's request to waive setbacks for 7th Avenue E. He is requesting a Waiver from Cudjoe Gardens. The County will not let him build closer to the water. He presented a letter from his current next-door neighbor who has no problem with the request. Greg stated that we need to be consistent with the fact that we've denied these setbacks in the past. Andrew made a motion for a vote, Greg seconded. Lisa made a motion to approve the setback variance. Kathy seconded. Opposed, motion defeated.

Program and Entertainment Committee. Leigh Anne reported that we are at 31 people for this Thursday's Happy Hour at Broil at 6:00pm. August and September's Happy Hour have not been scheduled. President Kathy will be hosting October's Happy Hour and Kristen Eklund will be hosting November's Happy Hour.

Newsletter. No Report.

Welcome Committee. Leigh Anne asked Lisa if she had reviewed the list of new neighbors. Lisa will do that within a few weeks.

Investment Committee. No report until next month.

Deed Restriction Committee. Jean M. reported that the first listening session is in October, but the Committee is meeting on August 21.

Old Business

Google Storage – Kathy reported that documents should go into gardenscudjoe@gmail.com.

Status of Buoys – See Commissioner Lincoln's section above.

New Directory—See Welcome Committee's section above.

Property on 1st – Robert is handling. The boat trailer is still there. Greg suggested that this be sent to Code Enforcement to nip it in the bud.

New Business

Location of Next Annual Meeting. Kathy broached the subject with The Bent Prop, and that location could be a possibility.

Location of Christmas Party. The Bent Prop may be able to accommodate this party also, if we have the party on a Monday or a Tuesday. Management is open to what we would like.

Open Discussion—

None.

Adjournment:

Motion by Greg, Seconded by Andrew. Motion carried. The meeting was adjourned at 8:30 p.m.

Next Meeting at Lisa Ferringo's House on August 14.

Respectfully submitted,

Donna L. Daniels,
Recording Secretary

**Cudjoe Gardens Treasurer's Report
June 30, 2023**

Business Checking Account #0501628523

Beginning Balance: \$53,137.01
Ending Balance: \$13,163.97
Net Income: **\$39,973.04**

Money Market Account #0501991152

Beginning Balance: \$10,647.36
Ending Balance: \$11,101.15
Net Income: **\$453.79**

Edward Jones Money Market Account #XXX-XX-X 099

Beginning Balance: 0
Ending Balance: \$40,000
Net Income: **\$40,000**

Total Net Income: \$480.75

Total Assets as of May 31, 2023: 64,265.12

Income: \$690.75

Interest: \$31.30

Membership Dues: 659.45

- Paul Brunfelt \$75 Less Pay Pal Fees
- Linda Cantler \$75 Less Pay Pal Fees
- Kristen Eklund \$75 Less Pay Pal Fees
- Nancy Kolligian \$75 Less Pay Pal Fees
- Gene Trexler \$75 Less Pay Pal Fees
- Stephen Paul \$75 Check 2117
- Judy Piros Check \$150 7905 Paid 2023 and 2024
- Susan Tamburro \$75 Check 1073

Expenses: \$210.00

Post Office Box 1 Year Rental Renewal - \$210

Net: \$480.75

