
Cudjoe Gardens POA Meeting Minutes

Board of Directors Monthly Meeting

June 12, 2023

Location: Home of Kathy Niemann

Call to order

The Meeting was called to Order at: 7:00 pm

Roll Call: Present – President Kathy Niemann, Recording Secretary Donna Daniels, Corresponding Secretary Leigh Anne Schuler, Directors: Greg Daniels, Jean Mirabal, Jean Pessolano

Absent: Vice President Mary Bell, Treasurer Lisa Ferringo, Directors: Robert Blair, Andrew Daly, David Dornseif

Guests: Paul Tinsley left Kathy's house prior to the start of the meeting.

Guest Input

Kathy reported that Paul Tinsley has someone across the street with their lights on and they're shining into his home. Leigh Anne is going to put in a general reminder about lights in the next E-Minder.

May 2023 Board Meeting Minutes.

Motion to approve by Greg , Seconded by Kathy, Motion carried.

Reports

Treasurer's Report. Kathy provided May's and June's reports in Lisa's absence.

Committee Reports

Government and Legislative Committee. Andrew told Kathy that there's no announcement regarding the next BOCC meeting. Discussion ensued. It was decided that we will invite Michelle to meet the board, but not necessarily at a board meeting.

Building Committee. See "Old Business—Half Lot on Sawyer".

Program and Entertainment Committee. Leigh Anne reported that June's Happy Hour will be a taco bar at 21065 Fifth Avenue E. on June 15, 6:00pm. Dana discussed the possibility of a Happy Hour at Broil with Leigh Anne. It would be \$15.00 per person for food, members would pay for their own drinks, and Happy Hour would be at Broil's outdoor area. We have agreed to pursue it.

Newsletter. No Report.

Welcome Committee. Leigh Anne will send a note to those on the committee to meet soon.

Investment Committee. Kathy reported that the accounts are open, but they have not yet been funded. There would be \$20,000 going to a Money Market and \$20,000 going to S&P. Greg made a motion to put \$20,000 into the Money Market. Jean P seconded. Motion Carried.

Deed Restriction Committee. Jean M. and her committee will conduct “Listening Sessions” at their homes to receive feedback from community members. The first session will be August 21 at Jean M’s house. The following dates have also been scheduled: October 19; November 15; February 22, 2024; and March 20, 2024. Greg asked if the results of the questionnaire/survey were in and if they were going to be made public. Jean M. said that the results will be revealed on August 21 and that they were split approximately 50/50.

Old Business

Google Storage – On track.

Status of Buoys – Greg reported that he and Andrew have placed the buoys in the water. There is a picture of every buoy and gps coordinate and they will be properly documented with the US Coast Guard. Andrew will give Leigh Anne the GPS coordinates and she will put them on a chart that can be printed.

New Directory—Leigh Anne consulted with Cindy Dresdow and Cindy gave Leigh Anne very good information regarding who has passed away, moved, etc. Lisa Ferringo is also reviewing the information. The directories will go to paid members. We will distribute them in January 2024.

Property on 3rd – Kathy reported that Code Enforcement tagged the car and made them mow the lawn. Codes has closed the complaint. We need to monitor the property and turn them back in to Codes if there is an issue. Kathy reported that it’s still a mess and Leigh Anne reported that the backyard is atrocious, but it’s improving.

Property on 1st – The board determined that that we will continue to have an issue when the homeowner returns next season. We will turn in to Codes, if necessary.

Storage of CGPOA Stuff – Matter resolved.

Half Lot on Sawyer – The lot is not overgrown, but nothing is being developed.

New Business—

Speeding. The board agreed that there has been an increase in speeding recently. There was discussion regarding speed bumps and stop signs. Greg suggested that we reach back out to the sheriff’s department to monitor the speed. We would have to give them times of the offenses. The sheriff’s department has volunteered to come in and speak with us regarding how they can help. Greg will reach out to the Sheriff and invite them to the next meeting.

Parking in the Bike Lane. Kathy reported that an announcement needs to be made regarding people parking vehicles in the bike lanes. Leigh Anne will put it in the regular E-Minder and not the interim E-Minder.

Evacuation. Kathy passed out a communication from Last Stand regarding evacuation. There are less people than there used to be, but more vacation rentals. We need to inform the association regarding

what is happening, and that there are ways to attend a meeting or a summit. Report attached. Leigh Anne will send it out to everyone tonight via email.

Open Discussion—

Overgrown Lot on 6th Avenue E—Cindy reported about the overgrown lot and this problem is a yearly event.

County Commissioner Michelle Lincoln—We will ask her if she would attend our July 10th board meeting, along with the sheriff.

Adjournment:

Motion by Greg, Seconded by Jean P. Motion carried. The meeting was adjourned at 8:00 p.m.

Next Meeting at Jean Mirabel's House on July 10.

Respectfully submitted,

Donna L. Daniels,
Recording Secretary

Dear Friends and Supporters,

We just received a heads up from friends at Last Stand and wanted to share this information with you. If you can attend one of the meetings or submit comments, it would show community concern. We fear a summer workshop with no Zoom options and virtually no advance notice was designed to ensure no one shows up or makes comments. Let's prove them wrong!

Will the State use the Update of the Hurricane Evacuation Model to allow more development for our Keys that are already overcapacity?

Tell the State “ENOUGH” at these Critical Meetings JUNE 13-14 and save our quality of life.

Very quietly, without much notice, without Zoom links for those of us away from the Keys next week, the Department of Economic Opportunity (DEO) is holding public meetings to “provide information regarding hurricane evacuation modeling in the Florida Keys and to seek public input”. Agendas, information, dates and times, and details about submitting comments can be found at: [Link to DEO Website](#).

What’s evacuation got to do with overdevelopment?

- By State mandate, the Florida Keys must evacuate all of its residents 24 hours ahead of the arrival of tropical storm winds (even sooner than hurricane landfall).
- This mandate has been the limiting factor for residential development in the Keys, but it represents the totality of all the other less quantifiable, but critically important environmental, quality of life, and capacity issues.
 - We’ve already reached the capacity to supply drinking water throughout the Keys, as shown by the recent stoppages and boil water notices, as well as the recent letter from FCAA admitting it cannot pump water at full capacity through its deteriorating pipeline in dire need of

replacement at a cost of

\$10M per mile. Read more at: [Water System Woes](#).

- Our nearshore waters remain impaired for pollutants and our fish are full of pharmaceuticals ([BTT Study](#)) – all this in a National Marine SANCTUARY and with commercial and sport fishing the economic lifeblood of Florida.
- Traffic continues to worsen every year with ongoing development – is this why you moved to the Florida Keys?

The 2012 evacuation model didn't include all residents – allowing greater development. Who will be included in the new model?

- Our current evacuation model ASSUMES that:
 - All visitors and tourists will evacuate at 48 hours (ahead of residents) and are not counted in the modeling. Yet, no one actually forces them to leave (yes, hotels can send guests away, but what about all the people in vacation rentals now that they've become so prolific?).
 - Mobile home residents, recreational vehicles, liveaboards and military personnel are also supposed to leave at 48 hours in advance.
 - The National Weather Service says, while they're pretty good at predicting the "cone" (where the storm will go), they cannot predict Rapid Intensification (how quickly a storm goes from Tropical Storm to Category 3-4-or 5).
 - Rapid Intensification has greatly increased over the past decade or two with warming oceans.
- That's a big assumption and we know the old saying:
 - What if we don't have 48+ hours to evacuate because of Rapid Intensification?
 - What if the visitors don't leave or don't do it right away?
 - What if there's a simple wobble in the path, like Hurricane Ian last Fall that was supposed to hit Tampa, veered slightly and hit Fort Meyers? A lot of people died and they had a variety of roads to

safety. We have ONE road to safety.

Key Issues to ASK or WRITE ABOUT:

- This is a public safety issue – no resident should be trapped by rapidly rising hurricane storm surge.
- The last Evacuation Model did not include Navy personnel or their families (another 5200+ residents); mobile home residents; special needs individuals and their families, or liveaboards. These are all permanent residents and should be included.
- The 24-hour modeling does not include visitors and tourists – yet many remain and clog the roads during peak evacuation times.
- The last model assumed homeowners not in residence on April 1st equals an empty house. This ignores the steep increase in vacation rentals – these properties are now full of visitors with no one monitoring or enforcing evacuation.
- How can a system based upon a tiered evacuation, beginning at 48 hours (for visitors, mobile home owners, liveaboards, the Navy, 1300 new building units) clear all residents when there's no guarantee we'll have 48 hours' notice due to Rapid Intensification?
- We're at capacity TODAY and the model should show that.

ACTION ALERT – Help make Keys' voices heard!

YOU can make a difference! Attend a regional meeting or submit a comment and make your voice heard!

Submit comments to the DEO:

- Via email to FLKeysEvac@DEO.MyFlorida.com or by mail to:
Florida Department of Economic Opportunity
Division of Community Development
Attention: BCPG
The Caldwell Building

107 East Madison Street, MSC-400
Tallahassee, FL 32399

Or join us at one of the upcoming DEO Workshops:

- **LOWER KEYS**

June 13, 2023, 10:00 a.m. – 1 p.m.

Harvey Government Center, 1200 Truman Avenue, 2nd Floor, Key West,
FL 33040

- **MIDDLE KEYS**

June 13, 2023, 4:30 p.m. – 7:30 p.m.

Marathon Government Center- BOCC, 2783 Overseas Hwy., 2nd Floor,
Marathon, FL 33050

- **UPPER KEYS**

June 14, 2023, 10:00 a.m. – 1 p.m.

Murray Nelson Government Center, 102050 Overseas Hwy., Key Largo,
FL 33037

Last Stand will issue updates, attend these meetings, and report back to the public in our vigil to protect the Keys.

- Last Stand keeps YOU informed about important issues in our community.
- Last Stand is YOUR partner in maintaining our quality of life and public safety and protecting our environment.
- Last Stand represents YOUR interests with policy-makers and government agencies.

Last Stand is a non-profit organization of volunteer citizens who are interested in preserving the Florida Keys' unique quality of life and our fragile, beautiful natural environment. We have worked tirelessly since 1987 to protect Key West and the Florida Keys.