
Cudjoe Gardens POA Meeting Minutes

Board of Directors Monthly Meeting

March 13, 2023

Location: Home of Kathy Niemann

Call to order

The Meeting was called to Order at: 7:01pm

Roll Call: Present – President Kathy Niemann, Recording Secretary Donna Daniels, Corresponding Secretary Leigh Anne Schuler, Directors: Robert Blair, Greg Daniels.

Absent: Vice President Mary Bell, Treasurer Lisa Ferringo, Directors: Andrew Daly, David Dornseif, Jean Mirabal, Jean Pessolano

Guests: None.

February 2023 Board Meeting Minutes.

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

Reports

President's Report. None

Treasurer's Report. The February 28 Report showed Net Income of \$2,191.94 and Total Assets of \$66,645.46. There had been no interactions with Attorney Greg Oropeza, so there were no invoices from him.

Robert made a motion to approve President Kathy and Past Treasurer Andrew as signers on the checking account, Greg seconded. Motion carried.

Discussion ensued about us accepting Venmo and Zelle for dues and the need to speak with Treasurer Lisa regarding same.

Guest Input

None.

Committee Reports

Government and Legislative Committee. No Report*.

Building Committee. Greg made a motion to approve the 7th Avenue building plans, Robert seconded. Motion carried.

Program and Entertainment Committee. Leigh Anne reported that we have a happy hour this week at Jolly Mon in Big Pine. Discussion ensued regarding Robert's block holding a happy hour.

Newsletter. No Report.

Welcome Committee. Nobody has heard from Leslie. Leigh Anne will now be committee chair and will reach out to Leslie regarding the packets.

Investment Committee. President Kathy provided the report.

Deed Restriction Committee. Discussion ensued regarding giving property owners a deadline in which to respond. Committee will meet again next month, further discussion tabled.

Old Business

Google Storage – Kathy reported that there has been no change.

Status of Buoys – Greg reported that buoys are ready to go out, but Andrew purchased the wrong shackle. Greg has poured the concrete but needs help moving the buoys. Robert offered to help.

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

Property on 3rd – Kathy said that the property is disastrous and is contacting Code Enforcement to handle.

Property on 1st – The vacant lot has an RV on it. Robert spoke with the owner, who provided the Monroe County Code of Ordinances page (attached to the minutes) stating that RVs are defined and can be permitted on residential or commercial mobile home lots. Kathy referred to Section 12 of CGPOA's current deed restrictions, which states that he cannot have the RV on the property. Robert will initiate follow-up conversation with the owner.

Storage Facilities – Greg got estimates from Sundance Self Storage in Ramrod, which provides a 5 x 5 x 13 unit for \$145/month. Big Pine Self Storage provides a 5 x 7 x 8 unit for \$75, and access is M-F, 9-4:30, more limited hours on Saturday, and soon will be offering 24/7 hours. Storage insurance would need to be taken out. Kathy suggested that we ask our community via the next E-Minder for anyone who can store minimal amounts of CGPOA board items: Christmas signs, Yard Sale signs, monthly signs, and bins of miscellaneous items. Leigh Anne suggested we send a board email asking "what do you have to store and how much room does it take?" Further discussion tabled until next month.

Use of Conferencing Service. Donna raised the fact that nobody has participated in the conferencing service. Discussion ensued. Robert made a motion to keep the conference call line for the board members, Greg seconded. Motion carried.

New Business

Kathy proposed an idea to get people to join the association. She stated that non-members may come and speak, but being that they are not members, they are given the name of our attorney. She further stated that non-members may contact the attorney and Code Enforcement themselves to handle, and any attorney's fees incurred by the non-member would need to be paid by the non-member. Greg stated that the board has always listened to complaints from the entire community, regardless of whether they joined the POA, and that we only react if the complaints are in writing. Greg further stated that we need to enforce everything fairly. Robert stated that a deed restriction is a deed restriction, and it does not matter if the person is a POA member or not. Robert stated that a good way to increase membership in the POA would be to hold happy hours and social offerings for members only.

Open Discussion

None

Adjournment:

Motion by Greg, Seconded by Leigh Anne. Motion carried.

Next Meeting at Leigh Anne Schuler's at 21052 1st Avenue East Avenue on April 10th.

*Director Andrew Daly was not in attendance to give the Government and Legislative Committee report in person. The Board was provided with this report later in the month and is an addendum to the March minutes.

Respectfully submitted,

Donna L. Daniels,
Recording Secretary