

**Cudjoe Gardens Property Owners Association  
Board of Directors Monthly Meeting  
November 7, 2022  
Location: Lisa Ferringo's home, 651 Pattison Dr.**

**Meeting called to order at 7:00 PM by President Kathy Niemann.**

**Roll call:** Present - President Kathy Niemann, Vice President Mary Bell, Treasurer Lisa Ferringo, Corresponding Secretary Leigh Anne Schuler, Recording Secretary Cindy Dresow. Directors: Andrew Daly via phone, Greg Daniels, David Dornseif, Leslye Gartrell, & Jean Maribel.

**Absent:** Director Ken Kurdziel

**Guests:** Jason Johnson, Nancy Andrews, Rob Blair, Sharon & Doug Bonner, Brett Chianella, Donna Daniels, Gail Imig, and via phone: Stephanie Shifflett, and Cheryl Straub.

October Board Meeting Minutes approved.

**Treasurer's Report** Approved as submitted by Treasurer Lisa Ferringo. October Interest Income was \$39.00 No expenditures. Kathy and Lisa had receipts and expenses that will show in next month's report...turned in tonight.

**Government & Legislative Committee:** Ken & Andrew - nothing to report.

At the BOCC meeting, Kathy supported the restaurant getting a full liquor license. She spoke against the additional density of proposed housing. Both liquor license and increased housing approved by planning board. Density will be increased by 40%, with 16 more units being added to Coconut Palms addition, behind the Broil restaurant. The workforce housing will come up again next Wednesday in Key West. Motion was made, seconded and approved that Kathy will attend the commissioners meeting on Wednesday to represent the CGPOA. Kathy will ask Stuart to represent us if she cannot go.

The BOCC already approved 80 units to be built near the Sugarloaf Shores entrance. Kathy noted that the Presentation maker said the first person to sign up was from Key West. This former Key West resident proves our point of the additional strain on US1 traffic.

**Building Committee:** Houses on Sawyer, Pattison, and Colson

House on Colson was permitted years ago, by a previous CGPOA Building Committee. House under construction on Sawyer is partially zone 9, and partial in zone 11, which does require it to be on stilts. Pattinson lot has been cleared and filled. Clearing and filling a lot are not covered in our deed restrictions.

**Program & Entertainment Committee:** Happy Hour will be at Bobalus on November 17th.

Christmas Party will be December 10th. RSVP deadline for Boondocks is December 1st. Our deadline is November 25th. Membership deadline is November 28th, for member pricing. Price per person \$40 members, \$50 non-members for dinner. There will be a separate cash bar.

Please Bring an unwrapped toy to our Christmas Party for Keyz Kidz. We should have decorations for 14 tables. Greg made a motion not to exceed \$250 for table and other decorations for our Christmas party, as decided by the committee. Motion carried; all in favor.

The December 21st Lighted bike parade is not a CGPOA sponsored event, though it will be posted in our e-minder.

**Welcome committee** Leslye will welcome new residents with a CGPOA membership form. Welcome packet, including directory, will be delivered after membership is paid.

**Annual Meeting** Lisa checked with the Cudjoe Fire Hall for a possible meeting space. They have none. The upper level is all bunk space for firemen.

We need a venue. Kathy thought Venture Out might be a perfect place for our meeting; the pavilion has zip down awnings in case of cold or wind, and they have a kitchen. Cindy knows CGPOA members, Wally & Ruth Naset, who are owners at Venture Out. Cindy will ask if they could reserve the Venture Out Pavilion January 28, from noon until 4pm, for our meeting. If the pavilion is not available, perhaps the Methodist church in BPK could be rented for our event.

Sheriff Rick Ramsay should be invited to speak. Mary said the PR person at the fire station might like to speak at our meeting.

**Investment committee** - Greg, Lisa and Andrew will meet and bring a suggestion to the board.

### **Deed Restrictions Committee -**

Greg Orepeza is an attorney specializing in deed restrictions. We need two attorneys, in case one has a conflict of interest in whatever might arise, we can turn to the 2nd attorney.

Motion made, seconded and approved that Kathy sign the document to hire Greg Orepeza at \$350 hr. for our deed restriction attorney.

This attorney would represent CGPOA without conflict of interest. All survey questions should be reviewed with the attorney before the survey is printed. We need to inquire if he would be willing to wordsmith our survey for deed restrictions. Kathy suggested asking him to speak at our annual meeting.

According to Cynthia McPhearson, Monroe County allows parking an RV in front of your house, as long as it's not in the right of way. The right of way varies road to road, making it difficult to define. Can they be parked in the setback area, or will that create an unsafe situation? Committee will work on that next week. Parking of boats and trailers is another issue. There is a 10' to 15' right of way in front of each house. The painted stop bars before the stop signs on our streets are lined up with right of way, which makes a good reference point. Telephone poles are always in the right of way, not on private property..

The flood zones are changing; it's an ongoing process. An 11' flood zone should allow a house to build on stilts in Cudjoe Gardens. Greg had maps showing current zones, and proposed map of new flood zones. The way they measure is coming up a foot and a half. The county is appealing the federal flood zone. The goal is to be in a lower number flood zone. Changes will happen. The numbers used to determine flood zones are from the 1940's; there is better technology now.

Greg proposed that we have a modification at a 10' flood zone. If a hurricane takes out a house, the owners will want to go up on stilts. The bottom floor has to be 12' above. We need to address this in deed restrictions. If a house burns, or is otherwise destroyed, the replacement house would need to be built on stilts according to insurance companies. We don't want to make it impossible for people to replace their homes, though we want to keep the architectural integrity of the neighborhood. We will seek correct wording on this from our attorney. With our current restrictions, some lots are unbuildable. We currently have two homes, approved by a previous Building Committee, on stilts on US1. There is a vacant lot on US1 between the houses built on stilts.

### **OLD BUSINESS:**

Speeding on Drost is an ongoing problem. Motion proposed, seconded and approved that Kathy will ask the deputy if he could address the speeding issue at the beginning of our December monthly meeting. Deputy will tell us what can be done, and hopefully will act on our direction.

Google storage ideas delayed pending on checking other resources.

No Wake Buoys Greg will order buoys for the main channel and newly designated canal at Sawyer Drive.

Website changes are needed for payment of dues. PayPal info needs to be moved to the renewal page. A lot of people use PayPal. PayPal keeps \$2.75 from each dues payment.

New directory After receiving member registration at the Annual Meeting, work will commence on the directory.

Code Violation on Dr. Hernandez property on 3rd Ave. E. County has sent 2 letters to Hernandez regarding the violation of overgrowth. Property needs to be mowed and cleaned up, or fines will begin.

Unused Newsstand Boxes No mailing address is available to send a letter to the Free Press, so Kathy sent an e-mail to them and the News Barometer asking that they deliver the papers timely, or remove the boxes.

Poaching of lobsters Andrew will send a letter to FWC asking about the officers poaching lobsters off the seawall.

BOCC meeting regarding Coconut Palms housing will be at the Harvey Government Center on Truman and White, November 19th at 1:30 PM.

## **NEW BUSINESS:**

Use of Zoom for meetings When we were using Zoom, Kathy used her personal computer which is federally protected. She will no longer use her computer for that. Zoom is always difficult, as each person has different skill levels. We would have to buy equipment, store the computer, set it up, & maintain it. Someone needs to be responsible that we are all connected, and dedicated to storing all equipment, and setting it up for each meeting. The internet connections and acoustics vary in each home that our meetings travel to. There have been no problems with phone connections for anyone who wants to participate in a meeting. We are interested in having more involvement in meetings. Perhaps a speaker should be used for phone amplification. We will consider a conference call line, if we have a larger demand. Rob Blair will send information on Conference calls to Lisa. All approved waiting on further input. Rob also suggested using a Social media site he is familiar with in Pensacola.

Posting agenda prior to meeting Issues arise when items are added at the last minute. Then people are upset because they didn't know in advance that the item would be discussed. Greg is all for posting the agenda. Cindy was opposed to posting the agenda in advance, due to the possibility of adding something at the last minute. Some items must be addressed right away, not wait another 30 days till the next meeting. Kathy proposed listing the known agenda in the e-minder. Andrew said we are making an effort to increase membership. Anyone with an agenda item needs to send it to us at least 2 days prior to the meeting. Motion made, seconded and approved that we will not change this policy. Agenda items should be predicated with, "Some of the items we will discuss are".

CGPOA Credit card We do not need CGPOA credit card. If a card is needed for payment, we will use our own and get reimbursed.

Vote tabulation on surveys Greg said the final deed restrictions surveys need to be tabulated by someone other than us. It will take a couple years till final Deed Restrictions are complete

Recording all CGPOA meetings was suggested by a member. What equipment is needed? What are we to do with recordings? How do we access them in the future? Who stores them, and for how long? Jean brought up that if anyone objected to being recorded, then they could not be recorded, so this is a mute point. All in favor of postponing till later.

Complaint about storing "stuff" in front of houses "Stuff" is too vague. Tabled till next meeting. Jean said the deed restriction survey will provide space to list specific concerns. If many have the same concern, that will be included in the next survey. What do most owners want in our deed restrictions? The majority will decide. Kathy said we will have to send out multiple surveys.

Disallowing couples on the board Couples have served on the board for the past 10 years, with no issues. Everyone has an opportunity to not vote for couples. We may want to visit that when we visit the by-laws.

Mary Bell volunteered to host the December 12th CGPOA Board meeting.

Open Discussion Landscape shrubs or bromeliads should not cover any lettering on our entrance sign. Mary will be sure they are trimmed.

Being no further business, meeting was adjourned at 8:38 PM.

Respectfully Submitted,

Cindy Dresow  
Recording Secretary