

Cudjoe Gardens POA Meeting Minutes

Board of Directors Monthly Meeting

November 13, 2023. 7 PM. Location: Home of Jean Pessolano

Call to order

The Meeting was called to Order at: 7:03 pm by President Kathy Niemann.

Roll Call: Present – President Kathy Niemann, Vice President Mary Bell, Treasurer Lisa Ferringo, Corresponding Secretary Leigh Anne Schuler, Directors: David Dornseif, Jean Mirabal, & Jean Pessolano. Absent - Recording Secretary Donna Daniels, and Directors: Andrew Daly, Robert Blair, & Greg Daniels

Guests: Allison Delashmit & Cindy Dresow. Allison had no input. Cindy took the minutes in Donna Daniel's absence.

October 2023 Board Meeting Minutes: Motion to approve the minutes as previously sent by Secretary Donna Daniels via e-mail, seconded, motion carried.

Treasurer's Report: Motion approved to accept and pay bill for tax preparation for CGPOA.

Lisa gave the Treasurer's Report. Motion to approve the Treasurer's Report, seconded, motion carried.

Lisa reported that Coldwell Banker, through their "giving back to the community program", will donate \$2,000 toward appetizers and one beer or glass of wine for our CGPOA Christmas Party of 80 people.

Committee Reports:

Government & Legislation - Andrew Daly absent. Kathy read the latest report on ROGO building.

Building - Greg Daniels is absent due to surgery.

Program & Entertainment - Leigh Anne Schuler reported the November Happy Hour at Sun Outdoor Resorts went well. She is hopeful that more RSVP's will come in for our December 5 Christmas Party. Leigh Anne will post our December 5 Christmas party on Cudjoe gardens Facebook page. She will have posters made for our event signs to encourage more party RSVP's.

Newsletter - Leigh Anne Schuler will use guidelines from 2023 newsletter. She will check with the UPS store for cost of printing, folding, addressing and mailing.

Welcome Committee - Leigh Anne has lots of good information to include in each packet. Kathy suggested that some board members get together and assemble the welcome packets, assembly line style.

Deed Restrictions - Jean Mirabal - Jean stated that one person attended first listening session. His concern was the set-back requirements. Next listening session will be at Jean Pessolano's house, 20909 5th Ave, on November 15th at 7 pm. The February listening session will also be at Jean Pessolano's house.

Old Business:

Status of buoys that had to be removed: Only one has been sold. Phil McGann on Sawyer Drive was the purchaser.

New Directory - last page of corrections is complete. Mary Bell offered help in distributing the directories when they are finished.

Property on 1st. Trailer is gone.

Location of Christmas Party is The Bent Prop. Our contract states a minimum of 80 people. This will be a served dinner, not a buffet. Carolyn, owner of Bent Prop needs an additional \$1500 to close the building to the public on Tuesday, December 5 for our party. She raised the price from \$60 a plate to \$66 a plate since our invite was sent out. Carolyn stated this does NOT include gratuity. She asked for another \$1,000 for gratuity. Kathy asked for approval from the board to sign the contract assuring the Bent Prop \$1,000 gratuity. Motion made, seconded and approved. Kathy asked for another approval that if we don't have 80 guests, CCPOA will cover the cost to pay for a total of 80 meals. Approved. Total cost of the party (for 80 guests) is now at \$7,780 for the Bent Prop. This does not include appetizers, for which Coldwell Banker is paying \$2000. Leigh Anne has purchased decorations for the Christmas Party.

Donations of toys or gifts at our Christmas Party: Jo Socha requested that Gift Cards are appreciated to assure teenagers are not left out. If a large gift card is given, it will be used to purchase smaller cards for teens, or toys for younger kids. Gifts will be taken to Jo, after our December 5th party; she will deliver to Sheriff Sub station.

This year's Keys for Tots bike ride is not supported by the Sheriff Department. Formerly, the Sheriff Department supported the Toyz for Keyz Kidz Bike Ride.

Location of 2024 Annual Meeting is not yet established. Annual Meeting will be 1PM Saturday, January 27. Kathy said NO ALCOHOL should be served prior to the meeting. We don't know what Karen will charge for use of The Bent Prop.

We need a contract with Bent Prop before announcing that their space will be used for our annual meeting. The Bent Prop is closed until 3PM, so we would not interfere with their business. If charges are excessive, we are invited to meet at Mary Bell & David Dornseif's home at the end of 7 Ave. W., same location as 2023.

Another alternative might be Sun Outdoor Resorts, mm 20. They have a very large tiki with zippered side curtains if it would be windy or cold.

Mary Bell offered to help organize the Annual Meeting. We need people to help with annual meeting. Seating needs to be arranged. Someone to sign in guests, take membership checks, check the lists of non-members and members.

We MUST have a working sound system so all can hear.

Sheriff Rick Ramsay should be invited to speak. Our Annual Newsletters including mail in ballots, should be mailed out no later than Friday, December 15.

New Business:

Lighted Bike Parade touring of outdoor Cudjoe Gardens Christmas lights.

In the December e-minder, a request should be made asking who (at what address) will have a Comfort station of beverages or goodies through the parade route.

Jo offered to host the "after party" if the bike ride would be December 15. All agreed the Lighted Bike Parade should be December 22, for more participation.

Kathy will host the pot-luck party at her home at 20788 6th Ave. W. following the December 22nd lighted bike parade. The parade will begin at 20788 6th Ave. W. at 6PM, making all right hand turns through the Gardens. Kathy will lead the parade with her golf cart. She will hook up a speaker to blue tooth for music.

Annual newsletter

Everyone on the board is invited to write an article for the Annual newsletter. Someone needs to write one on the "Benefits of CGPOA Membership". An article welcoming new residents (including all their names) since the last annual newsletter should be included.

David and Mary will contact advertisers for the newsletter.

We need to personally ask people who might run for CGPOA Board of Directors. Mary Bell, Robert Blair, David Dornseif, and Jean Mirabal will retire from the board. Kathy needs the list of paid members from Lisa. To be eligible to be on the CGPOA Board, property owner must be a paid up member for at least one year.

Open discussion: David reported that he removed the solar lights at the entrance sign, and sprayed them with electronic cleaner which fixed the flickering. Someone should check the lights if they are not functioning property.

The CGPOA Board minutes from August and September have not yet been posted to the website. Leigh Anne will take care of it. The website will show monthly minutes for the past 15 months. Leigh Anne will be sure that ALL minutes will be also be placed in Google storage.

Christmas Elves volunteered to do the Christmas light judging in Cudjoe Gardens Sunday evening, December 17.

Jean said that the clear runners on the sandwich board event signs are breaking away, and no longer hold the letters. Mary will check with the company the signs were purchased from to get replacements.

Cindy said that the vacant lot on 6th Avenue East (Bk 10, Lot 12) has not been maintained in a year. Lisa & Kathy said that correspondence to the owners in Europe was returned. Kathy will notify Code Compliance.

Mary Bell mentioned that Centennial Bank offers Zelle as payment, which is a very easy form of money transfer. Lisa said that previously, because we are an organization, Centennial did not offer that to us; it's only for individuals. Lisa will check again.

Being no further business, meeting adjourned at 8:35.

Respectfully Submitted,
Cindy Dresow
(Filling in for Recording Secretary Donna Daniels)