

Cudjoe Gardens POA Meeting Minutes

Board of Directors Monthly Meeting

October 16, 2023

Location: Home of Kathy Niemann

Call to order

The Meeting was called to Order at: 6:59pm

Roll Call: Present – President Kathy Niemann, Treasurer Lisa Ferringo, Recording Secretary Donna Daniels, Corresponding Secretary Leigh Anne Schuler, Directors: Robert Blair, Andrew Daly, Greg Daniels, Jean Mirabal, Jean Pessolano

Absent: Vice President Mary Bell, Director David Dornseif

Guests: Allison Delashmit

Guest Input

Allison Delashmit was our guest tonight. No input.

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Greg made a motion to approve the minutes; Jean P. seconded. Motion carried.

Treasurer's Report

Lisa gave the Treasurer's Report. Andrew made a motion to approve the Treasurer's Report; Jean M. seconded. Motion carried.

Committee Reports

Government and Legislative Committee. Andrew reported of the potential increase in property taxes and that the FKAA will be looking for its increases, also. In a separate conversation, Kathy mentioned how detrimental a potential judicial consolidation between Monroe and Miami-Dade counties would be for our residents. Also discussed was that the Monroe County BOCC has not yet accepted the results of the FDOT US-1 traffic study, which indicates that traffic flow on US-1 is substandard, especially for an evacuation. It was also discussed that Tom's Harbor Cut Key is going to be a new bridge, the 7 Mile Bridge would be replaced, and the Card Sound Road Bridge will also be replaced within the next few years.

Building Committee. Greg reviewed Bob Loomis' plans for 21047 7th Avenue East. They meet Cudjoe Gardens' requirements. Greg made a motion to approve Mr. Loomis' plans; Andrew seconded. Motion carried. Kathy will write the letter to Mr. Loomis informing him that his plans are approved.

Program and Entertainment Committee. Leigh Anne reported that November 9's Happy Hour is supposed to be at the new campground Sun Outdoors Sugarloaf Key. She is going to check to see if the

campground's food truck will be in operation. Greg made a motion to allocate \$250.00 for food only, if the campground's food truck is not available (and that alcohol would be a BYOB). Andrew seconded. Motion carried.

Newsletter. No Report.

Welcome Committee. Kathy reported that there is a new neighbor at 76 Colson Drive who should be added to the list and receive a packet. Leigh Anne will get the committee together.

Deed Restriction Committee. Jean M. reviewed the first survey results and stated that the committee discussed how to present the information, whether to present the information using the actual survey form or to present the results as was submitted to the board. While she believes that raw scores are helpful, converting the raw scores to percentages would be inappropriate given the small sample. Greg disagreed, stating that the raw scores provided particularly good information. He also stated that based upon the limited feedback, the consensus is that the board should retain its current setbacks. The committee feels that this survey is a first look and does not determine anything since we did not get great feedback but continue to search for more. Greg asked for clarification regarding what is supposed to happen after the listening sessions are completed. Greg stated that when the results are back from each listening session, the board would like to see them as soon as possible. Jean M. reminded everyone that there are 4 listening dates, and a 5th would be a Zoom call. Andrew would like an end date for collection and for the results to be published afterwards. Robert agrees with Andrew that there should be an end date in which we will accept feedback, but not a date in which we will quantify results. Lisa believes there are approximately 400 homes, and she will supply that number to Jean. Greg asked how we approve deed restrictions—do we approve as line items or as a slate? Greg surmised that would be a question for the attorney. Much discussion ensued. Greg also asked when the deadline was to have the deed restrictions done and somebody answered that is the year 2028. Leigh Anne will put out a reminder about this week's first listening session and the results of the survey and the dates/locations of future listening sessions will be included in the monthly e-minder.

Old Business

Google Storage – Kathy stated that we should add any documents needing to be saved to that drive.

Status of Buoys – Greg reported that he has not heard from the FWC. He also stated that Phil McGann has purchased one of them. A neighbor of Phil's wants to buy one, also.

New Directory— Leigh Anne is still working on it. She is expecting one more page from Lisa.

Property on 1st – Kathy asked Robert if they have moved the trailer. Robert stated that the trailer hasn't been moved yet, but the homeowner is on his way down and will move it next week.

Location of Next Annual Meeting. Leigh Anne stated that she told Carolyn that the board can pay for chips and dips, and that Carolyn would offer the happy hour menu. There will be no alcohol served before the meeting; after the meeting food and drinks will be available for purchase. The date is January 27th at 1pm.

Call for Officers: The Call for Officers has gone into the E-Minder. Kathy made a motion to accept Allison's qualification to run for the Board. Robert seconded the motion. Motion carried.

Location of Christmas Party. Leigh Anne saw Carolyn today and the tentative date is Tuesday, December 5. The menu was discussed. Kathy asked if everyone approved of authorizing the committee to make the decisions regarding the party. The Board will pay for the hors d'oeuvres. Guests will have a few meal choices from which to select, which will be paid by them. Greg made a motion that the Christmas Party Committee handle the planning; Andrew seconded. Motion carried. Christmas committee will meet on Tuesday, Oct 24 6:00 at Leigh Anne's house.

Planning Committee. The committee consists of Kathy, Donna, Lisa, Leigh Anne, and Allison. They will meet on Tuesday, October 24 at 6:00 at Leigh Anne's house.

Keys for Tots. Jo Socha will handle again.

Responding to Complaints. Greg stated that the bylaws are specific regarding how we respond to complaints and that the Building Committee is tasked with investigating them. Greg went on to say that if we receive a complaint and it is a CGPOA violation, it must be addressed in the manner outlined in the bylaws. If the situation is not resolved, the BOD can follow up with a complaint to Monroe County Codes. If a complaint is received and the process outlined by the CGPOA bylaws determines that it is NOT a violation of the CGPOA deed restrictions, Greg suggested that a courtesy letter be sent to the reported party informing them that a complaint was made against them, finding no CG deed restrictions were violated, but that there may be a Monroe County Code violation needing to be addressed. CGPOA would consider the matter resolved and would take no further action. With both situations, a letter or email would also go to the complaining party explaining how the situation is either being resolved or that it is not our issue. Discussion ensued. Jean M. suggested that we include the name of the complainant in the courtesy letter. Robert agreed and suggested that we attach the original complaint letter to the courtesy letter for the reported party's information. Kathy stated that if someone comes to us with a complaint that is both a Monroe County Code violation AND a violation of the CGPOA deed restrictions, we should steer them to the County first. Jean M. agreed with Kathy's suggestion. Greg disagreed, as he stated that it does not follow the bylaws. Greg made a motion that we follow the bylaws process, adding in the courtesy letters; Andrew seconded. Motion carried. Jean M. also added that the letter should say "please confirm receipt".

New Business—Jean P. mentioned that it is often difficult to see when turning on to Drost from side streets and that the homeowners living on corner lots need to do a better job of landscaping. This will go in the E-Minder.

Open Discussion— None.

Adjournment:

Greg made a motion to adjourn; Andrew seconded. Motion carried. The meeting was adjourned at 8:32p.m.

Next Meeting at Jean P's House on November 13.

Respectfully submitted,

Donna L. Daniels,
Recording Secretary