

Cudjoe Gardens POA Meeting Minutes Board of Directors Monthly Meeting September 13, 2023 Location: Home of Greg and Donna Daniels

Call to order

The Meeting was called to Order at: 7: 04 pm

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

Absent: Andrew Daly

Guests: Allison Delashmit

Guest Input

Allison Delashmit was our guest tonight. No input.

August 2023 Board Meeting Minutes.

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

Treasurer's Report

Lisa gave the Treasurer's Report. Greg made a motion to approve; Robert seconded. Motion carried.

Committee Reports

Government and Legislative Committee. There was no report, but Kathy stated that the County sent out the millage and the subsequent increase to property taxes when one is not homesteaded. Seventy percent (70%) of the County is not homesteaded.

Building Committee. Greg stated that Mr. Loomis had not contacted him, nor had anyone else.

Program and Entertainment Committee. Leigh Anne tried contacting Carolyn from The Bent Prop. Kathy stated that Carolyn told her that Bent Prop could not do a full buffet for the holiday party but could set up family style plating for the appetizers and sangria. There could also be 2-3 options for dinner. Bent Prop is looking at a Tuesday for the holiday party and mentioned a charge of \$60/pp. Kathy also stated that we could bring our own decorations and leave them for the restaurant. Carolyn will get back to us regarding same and that Bent Prop can do our annual meeting.

Kathy stated that she will be holding the 2nd chili cookoff on October 12.

Newsletter. Leigh Anne reported that she added all 2023 e-minders to the website. Jean P. asked if she could contribute to the e-minder. Kathy stated that if anything needs to go into the e-minder, to let Leigh Anne know.

Welcome Committee. Leigh Anne has the list from Lisa to whom we will deliver packets.

Deed Restriction Committee. Jean M. reported that the first listening session will be on October 19, 2023. The sessions will be about gathering information. Kathy said that the results of the survey will be shared in the next E-Minder. Greg said that we need the results of the survey to be made public.

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 only he and Nancy were available to remove buoys, of which four (4) “No Wake” buoys were removed. Discussion ensued regarding a place to store them, as Nancy could only store them for a brief time. Greg also stated that if the remainder of the buoys must be pulled, we will need to hire out the service. The Board decided not to pursue the matter any further with Monroe County, but that we would sell the buoys 30 days from now. Greg stated that he will advertise them for a few weeks, charging \$400/buoy.

New Directory— Leigh Anne reported that the new directory is in process and Lisa continues to give her information.

Property on 1st – Robert spoke to them, and the homeowner realized that he cannot store his RV on the property.

Location of Next Annual Meeting. Possible locations were discussed, including The Bent Prop.

Call for Officers: Needs to go into the E-Minder in October.

Location of Christmas Party. Covered above re: Program and Entertainment Committee.

Planning Committee. Consists of Kathy, Donna, Lisa, Leigh Anne, and Allison. Discussion ensued about putting a committee together to judge the holiday decorations.

Keys Kids. Jo Socha can deliver presents that are collected at the holiday party to the kids.

Responding to Complaints. Kathy reported that we often would not interfere with a complaint that is county related, and that we have somewhat moved away from that recently. Greg stated that if we are only going to “refer everything to the county”, a property owner’s association is not necessary. Discussion ensued that if there is a POA violation, we should get involved and if Monroe County does not handle a complaint, we should get involved. Further discussion was tabled until the November meeting.

New Business

Changing Banks. Mary suggested that we change from our current financial institution to Chase Bank, as Chase offers more online services. Lisa and Greg stated that it is important to have a local bank in which to do business. Robert made a motion to stay with our current financial institution; Leigh Anne seconded. Motion carried.

Open Discussion—

Holiday Bike Ride. Not a Cudjoe Gardens event.

Adjournment:

Leigh Anne made a motion to adjourn; Robert seconded. Motion carried. The meeting was adjourned at 8:42 p.m.

Next Meeting at the Niemann House on October 10.

Respectfully submitted,

Donna L. Daniels,
Recording Secretary