

DRAFT FOR APPROVAL –April 2, 2018

CUDJOE GARDENS BOARD MEETING MINUTES

March 12, 2018 @ 7:00 p.m.

LOCATION-THE HOME OF Woody Hutchinson and Inca Schulz
5th Avenue W, Cudjoe Key

Directors Present (11 of 11): President Woody Hutchinson, Vice-President Pat Greeley, Treasurer Inca Schultz, Corresponding Secretary Walt Drabinski, Recording Secretary Jan Edelstein, Dan Border, David Dornseif, Omar Fernandez, Pete Pedersen, Richard Schuger, and Mark Scott.

Associate Directors Present: None.

Guests: By letter - Greg Bush, 3rd Avenue, East. Could not attend but submitted a letter he sent to Cynthia McPherson of Monroe County Code Enforcement regarding his complaint about the state of the property owned by Dr. Hernandez on 3rd Avenue, East.

Meeting called to order at 7:01 pm by President Woody Hutchinson.

Reports:

Minutes from February 12, 2018 meeting: Approved as submitted.

Treasurer's Report: February 2018 Treasurers report approved as submitted.

Building Committee Report:

1. 20745 5th Avenue W- Lot (Brash): Side yard setback requirement of 10% of lot size not met. Board authorized Walt to so notify the owners.
2. 5th Avenue W Lot 29 Lot 30 Showed a 5' set back. Rick Minelli. Walt will write a letter confirming approved setbacks.
3. 20844 4th Avenue W (Drabinski): Repairs due to Irma, no change in setbacks, etc. Board authorized approval.
4. Other Known Construction Planned – no plans submitted yet. Walt has contacted owner or builder.
 - a. Lot on 1st east – Plans haven't come in it.
 - b. 20837 and 29817 5th Avenue W (Grunau)
 - c. 4th avenue house Sam G – Haven't seen plans yet. Alex getting me the plan.

Old Business:

March Madness: Inca was thanked and complimented for arranging the beautiful new banners for the March Madness garage sale.

Dedicated Funds: Inca reported on the remaining dedicated funds. Board discussed ideas.

Channel Markers: Mark reported that he and Pete Pederson have installed Marker 2B. Now complete.

Other Deed Restriction Issues: Board has received 3 sets of complaints about violation of deed restrictions on two properties,

1. 21013 7th Avenue East, owned by Scott Cowpland: Board has received written complaints from homeowners regarding the 2 new carports. The carports violate Paragraph 4b in that they are free standing and not made of approved building materials. Further, no plans were submitted to the Board for construction of same. The Board directed the Corresponding Secretary to draft a letter to the homeowner advising of this violation.
2. 21055 3rd Avenue East, and Block 7, Lot 16, owned by Michael Hernandez, MD. The Board has received a written complaint from a homeowner about the nuisance these properties pose to the neighborhood due to the state of vegetation, trash and abandoned property. The Board noted that there has been a long history of complaints on this property, which had been addressed in the past. The Board again authorized Walt to send a letter to the property owner advising him of the deed restriction violations. The Board will also again communicate its complaint to County Code Enforcement. Jan will call Chris Grant, Lower Keys Code Enforcement Inspector. Walt will send letter to property owner.
3. All property owners: Board wants to send letter to all property owners reminding them of the existence of the deed restrictions.

Irma Lessons Learned/Emergency Management Plan Update: The County is holding Task Force meetings to update its Emergency Management Plan based on 'lessons learned' from Hurricane Irma with a focus on Communications, Re-Entry and Debris. Woody will attend the March 16 community meeting which will focus on Re-Entry, and will report back to the Board. The Board discussed additional lessons learned it is interested in seeing implemented on behalf of the property owners, particularly prohibiting burning of debris.

Workforce Housing: Jan reported on status of the County's plan to build tiny houses at the Sheriff's Sub-Station in the Cudjoe Gardens. Given that the County was proceeding with this in spite of earlier objections from the Sheriff, a letter was written on behalf of the Board alerting the County Administrator and Attorney to the existence of the general deed restrictions and further specific restrictions in the gift deeds from the Drost to the County. The County staff reported that the deed restrictions would be included in its "Request for Proposals." The Board will continue to monitor.

Belated Thank You to Chris Cauley: Board agreed that Chris should be thanked in the next e-minder for his generous contribution of the hot dog cart and food supplies to the Annual Meeting Snow Bird party.

New Business:

The issue of trash service coming before dawn was raised. Mark will contact Waste Management and report at the next meeting.

Flow through culvert under 4th west: The edge of the culvert the slab is broken. Board resolved to get estimate to repair any culverts that need repair.

Discussion of doing a Membership renewal mailing was put off until the next Board meeting.

Spring Bar-b-que: Will take place at Kiki's Sandbar, Saturday, April 7, 2018.

Happy Hour: Pat Greeley: March 15, 2017 Mangrove Mama's @5:00.

Next Meeting: Monday, April 9, 2018, at home of Dan Border, 20712 2nd Avenue W.

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

Meeting Minutes Respectfully submitted by Jan M. Edelstein, Recording Secretary