

CUDJOE GARDENS BOARD MEETING MINUTES
February 12, 2018 @ 7:00 p.m.
LOCATION-THE HOME OF MARK and LIBBY SCOTT
20886 4th Avenue W, Cudjoe Key

Directors Present: 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: Stuart Schafer and Bill Hunter on behalf of the Lower Keys Alliance.

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

Lower Keys Alliance: The Board heard an update from the Lower Keys Alliance. Stuart Schaffer reported that organizing had picked up again following Hurricane Irma. He also reported that the group had been providing information to its members and others, including CGPOA and SSPOA, regarding the County's new workforce housing proposed zone changes and how it might affect the rural, low density character of the Lower Keys. Stuart summed up the Alliance's thinking at this time – 'build it, but make sure it fits the existing community.'

Annual Meeting thanks: Woody again thanks Donna Coons for the use of her home and Chris Cauley for donating the hot dogs and use of grill as well as cooking. He also thanked all of the volunteers who helped with set up, take down and cooking. He also reiterated the thanks to Jo Socha, Nancy Andrews, Dan Border and all of the others for post-Irma cleanup, and to Walt Drabinski, Ted Shattuck and Jan Edelstein for their efforts to have the Cudjoe Key burning stopped.

Minutes from January 8, 2018 meeting: Approved as submitted.

Minutes from Annual Meeting (February 3): Approved as submitted.

Treasurer's Reports January, 2018 Treasurers report approved as submitted. 51 members have renewed their memberships so far. Treasurer will bring info for next meeting to discuss outstanding earmarked funds.

Old Business:

Channel Markers: Installed one more. Mark Scott reports that we need \$300 for a new channel marker. This amount covers shipping and other parts. Motion approved to allocate \$300 for work on the channel marker.

Channel cleanup: Omar reports that the State and the County are starting in Big Pine Key to pick up canal and waterway debris. He reports that he has reported much debris to Rhonda Haag.

Violation of Deed Restrictions: Board has received 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 will look into County Code violations.
3. All property owners: Woody proposed a letter to all property owners reminding them of the existence of the deed restrictions, which he read. Board approved the sending of the letter.

Workforce Housing: Jan is authorized to continue to represent the CGPOA's position of supporting workforce housing that conforms to the low density, rural nature of the Lower Keys. Regarding the County proposal to build tiny houses at its property in Cudjoe Gardens, the Board will rely on representations from several years ago that the Sheriff objected to such a use and that it would not happen.

Signs: Confirmed responsibility for sign put up and take down.

Board Resignations and Appointments: It was suggested that the Board should handle it more formally. Resignations and interim appointments should be handled as described in the By-Laws and noted in the minutes. Invitations to join the Board should be extended only after a regular vote of the Board approving same. The Board agreed.

New Business:

March Madness: Scheduled for March 3. Plans were made for advertising and signs. Participants are also asked to put up signs on US 1 the day of the event and/or balloons on their street. We will ask Randy to put out an interim e-minder on this subject. The Board authorizes up to \$300 to purchase new signs for US 1.

Happy Hour: Pat Greeley: February 15, 2017 Tonio's @5:00. Meet at swing area at end of the bar.

Next Meeting: Monday, March 12, 2018, at home of David Dornseif, 20820 7th Avenue W. [NOTE- After the meeting the location was changed to Woody and Inca's home.]

Being no further business, meeting adjourned at 8:28 pm.

Meeting Minutes Respectfully submitted by Jan Edelstein, Recording Secretary