

CUDJOE GARDENS BOARD MEETING MINUTES

November 13, 2017 @ 7:00 p.m.

LOCATION-THE HOME OF WOODY & INCA

20979 5<sup>TH</sup> Ave. West

**Present** Pat Greeley, Woody Hutchinson, Cindy Dresow, Inca Schultz, David Dornseif, Walt Drabinski, Omar Fernandez, Pete Pedersen, Rich Schugar, & Mark Scott

**Absent:** Evelyn Andrews, Bart Jones, & Jo Socha

**Guests:** Jan Edelstein, and Alan & Angie Gross.

Meeting called to order at 7:01 pm by President Pat Greeley

**Previous Minutes** from October 9, 2017 meeting approved.

**Treasurer's Report** accepted and approved as submitted.

**Guests** were Jan Edelstein and Alan & Angie Gross, who informed everyone that Philippine Burbank is in hospital in Key West.

**Old Business:**

**Christmas Party** – Randy McDonald, chairman. Cindy reported that our CGPOA party will be a Sunday Brunch on December 10, at the Key West Harbor Yacht Club, beginning at 11 am. Cost (including beverage, tax & gratuity) will be \$30 for members; \$40 for non-members, with a cash bar available. Cindy read the entire menu, and sent a copy to each board member via e-mail before the meeting.

**Annual Meeting** – Woody Hutchinson chairman. Cindy reported that Donna Coon has again invited CGPOA to hold the Annual Meeting/Snowbird Party outside at her residence at 489 Sawyer Drive, after January 27, when she will be home. However, her bathroom will be off limits for guests. Discussion followed, with Saturday, February 3rd chosen as the date of our annual meeting with Sunday, February 4th as a rain date. No conclusion was reached regarding possibly renting a port-a-potty.

**Channel Markers** - Chairman, Mark Scott reported that he and Pete retrieved 2 greens and corralled 2 reds. On better weather, they will position what they have, then come back and report which numbers still need to be replaced. The ones found still had the weights on them. 12A and 5 were found after the storm; both in their own areas, but moved.

**Channel Safety** - Chairman, Omar Fernandez had e-mailed a letter from Tony D'Acquisto regarding Sunken Boats and Debris in the canals, to all board members. A hurricane damaged tree was almost blocking the Sawyer canal. Someone cut it with a chainsaw, and it fell into the canal. It is now a county issue; any county work will not happen soon. Eventually the County will come out and clean canals. The boat situation is handled by the Coast Guard and FWC.. They are not sure if there are costs to the boat owner. Boats are being kept in a yard close to where they were recovered from. Jan Edelstein said she and Bruce Reed would help remove debris from the canals. We are asked to call the Coast Guard (305-905-3744) to report lost, damaged or sunken boats. It is most helpful to supply GPS location on a reported boat.

**Hurricane Irma** - Walt suggested that our next e-minder inform residents that even if our vehicles were not submerged in salt water during Hurricane Irma, the wind driven salt water could have pushed into the electronics, which resulted in 2 of his vehicles being totaled. If dash light indicators warn you to have your car serviced, do it. Ignoring them could be very dangerous.

**Architectural Committee** - Chairman Walt Drabinski assisted by Pete & Omar - Setbacks, materials of construction, and the height of the house are the main concerns. Pat researched, and found the setbacks are from street, canal, and sides of lots. Different additions have different rules; floor area, and lot sizes can be different in each addition. Pat said we need to stick to the deed restrictions.

**Mangrove Blanket Permit** - Pat has been working on it. Twenty-eight members have applied. Larry left a contact name for a lady in Marathon, who is no longer here. Our original plan for a blanket permit did not include perimeter mangroves. Now those mangroves will be included. Our attorney needs to confer with the attorney hired by some residents along the West side perimeter mangroves in order to write proper wording to protect the CGPOA from liability.

**Marina Signage**- Omar told of a neighbor reporting a near miss on his boat, from crossing marina traffic. He asked if signs can be put up, warning that a marina has crossing traffic. The issue of posting a sign warning boaters of approaching water traffic near the marina was discussed. President Greeley reminded us that our Deed Restrictions prohibit such a sign. Walt stated that he thought the Payne v. CGPOA (homeowner suing the board over imposing a setback requirement where the homeowner argued the POA had not enforced the provision elsewhere) resulted in a Florida Supreme Court decision that said the Board could waive Deed Restrictions for a reason. Jan thought not and offered to help find the case. They will report back. Majority agreed to drop the matter.

**Annual CGPOA Newsletter** - articles must be sent to Woody by 12-1-17 Though not required, every board member is expected to send an article to Woody via email: [red.hutchinson@gmail.com](mailto:red.hutchinson@gmail.com)

### **New Business:**

**Burning of the hurricane trash on Blimp Road**- Chairman Cindy said Judith Clarke, Monroe County Engineer, will not answer her phone. Alan Gross said he visited the pile, and talked to the man in charge a week ago. Alan was told then that 3 weeks would be the maximum burn time. Walt's calculation was that the pile is 50' high 100' long, x 80' deep, and would take nearly 6 months to burn. The pile size has not gone down AT ALL. Jan pointed out that we in Cudjoe Gardens have suffered very little in Irma and should avoid "whining" when the burning is to end in two to three weeks, and that simply staying indoors or leaving CG for a few hours might solve individual problems. Walt said the Forest Service is in charge. To be safe, it has to be burned at a very hot temperature, which the Cudjoe site does not. The Florida Forest Service has shut down two other burn sites. Walt was told that when the governor tells them to shut it down, it will be shut down. Questions we'd like answered, "Why don't they burn only

when wind is from the South?" "What is the cost of burning vs hauling?" "How long will this burning go on?"

Walt pointed out that there are individuals who might ask for an injunction. Walt will follow up on it, and report back to board. Walt accepted the duties of Corresponding Secretary last week.

**Hurricane Trash Pickup** – Cindy's neighbor did not want to separate the yard trash from household trash at his corner, as most of it was not his trash, just dumped there by others. Volunteers Inca, Jan, and Cindy will help with this project on Wednesday. Mark said on the 3rd and 5th Wednesdays, our transfer station will accept hazardous waste between 10am - 2pm .

**Estoppel letter** for 20735 5<sup>th</sup> Ave. West- Pat had sent e-mails to each board member. The new owners asked about Condo fees, which our association does not charge.

**Next meeting host volunteer** - Walt Drabinski, 20844 4th Ave. W., Monday, Dec 11, 7pm  
**CGPOA Happy Hour**- 5 pm at Mangroves Mamas 11-16-17. Chris Cauley, Karen Kennedy, Jo & Bernie Socha have volunteered to host the CGPOA Happy Hour on 12-21-17.

**Nominating committee** - Voting ballots will be included in the Annual Newsletter to be sent by the end of December.

Cindy Dresow announced she is resigning as Recording Secretary, and Director.....' could stay on as assistant, if needed.

Randy McDonald is resigning with a long letter, requesting a replacement for Raft-Up Chairman, Christmas Party Chairman, e-minder, & Water Sampling.

Pat Greeley will resign as President, as her life is very busy. The President position should be filled by someone who is on the board, or who has served in the past, for an orderly transition of responsibilities.

We need a President, Vice President, and Recording Secretary.

Jan Edelstien was asked to consider being on the board.

**Open Floor** Walt suggested that we could talk with people at our happy hour to invite them to be on the ballot. Chris Cauley and Dan Border have expressed interest on being on the board.

Being no further business,

**Meeting adjourned** at 8:32 pm.

Meeting Minutes Respectfully submitted by Cindy Dresow, Recording Secretary