

CUDJOE BOARD MEETING MINUTES
OCTOBER 9, 2017

LOCATION-THE HOME OF MARK & LIBBY SCOTT
20886 4TH AVE. WEST

Present: Pat Greeley, Woody Hutchinson, Mark Scott, Inca Schultz, Omar Fernandez, David Dornseif, Pete Pederson, Richard Schugar, Randy McDonald, Evelyn Andrews. **Guests:** Betty & Fred Barnes, Walt Drabinski.

Absent: Cindy Dresow, Bart Jones, Jo Socha

Meeting called to order at 7:05 PM by P. Greeley, President
Guests were introduced.

Previous Minutes from July 10, 2017 meeting approved.

Treasurer's Report distributed to attendees reviewed and accepted as submitted.

Guest Feedback: Betty & Fred Barnes inquired about debris in the canals post hurricane Irma September 10, 2017. They have trees blocking navigation in their canal on 4th Ave East. There was a group discussion. Woody stated he thought that the Army Corp of Engineers will be doing a survey. Others indicated that CGPOA canals are private and not subject to Army Corp of Engineers. Rich indicated he had done some research attempting contacts with the Board of County Commissioners (BOCC) and Coast Guard without results. Rich hired a tree removal service to remove the tree in his canal. The question was raised who is responsible for the canals are they considered common areas? Omar will do some research perhaps the Army Corp of Engineers would provide some guidance.

Old Business

Mangrove Blanket Permit- Pat will make County contact and follow up at the next meeting.
Reports from Committees Chairman- no reports provided.

LKA-Bill Hunter & Stewart Schaffer guests at our last meeting. This item was deferred to next meeting until Cindy Dresow's return.

New Business

Channel Markers Committee – Pete, Mark, and Bart will be working on replacing the channel markers. Mark reported that all channel markers (total of 13) were documented with GPS readings. The team will need to resurvey the channel to evaluate shifting depths and possible need to change positions of channel markers.

Community Sign Plant Maintenance: BJ will not be able to take care of the entrance garden in the future. The Board will search for a new volunteer. Randy will put something in the E-minder, Pat will draft a message.

Corresponding Secretary Vacancy: Annie Taber's plans have changed and she will not be able to be Corresponding Secretary. J. Viele will return to his home when it is ready to be lived in again. The Board is looking for a volunteer to take responsibility of Recording Secretary.

6th Ave E. Vacant Lot Maintenance Complaint: Hanspeter & Margrit Joerin of Switzerland Blk. 10, Lt 12 6th Ave. East. Check for damage and maintenance. Pete explained that this lot has signed on for maintenance and he took care of the tree removing it from the canal.

Pattison Vacant Lot Complaint: Third vacant Lot on Pattison was cleared entirely including all mangroves without permit and family in RV living there. Complaint made by community members a letter was sent to entire board via email. Pat attempted a contact to Chris at Code Enforcement, apparently Code Enforcement is on emergency mode since hurricane Irma on September 10, 2017. Omar was able to follow up by submitting code enforcement complaint on line. The RV is no longer on the property.

Commercial Boats in CGPOA: There was a complaint made to the Board regarding Commercial Boats tying up to private property in our canals during storms jeopardizing private boats and property. It was reported that Tom a resident of the community gave permission to tie a commercial boat in the Second and First Ave canal. There was a group discussion regarding times of emergency and denying safe harbor and rules during natural disasters. The issue was more of courtesy as the boat owner did not ask neighboring dock owner's permission to tie up. The Board agreed to an E-minder article making the community aware to be courteous and communicate with neighbors in hurricane preparedness, and there were recommendations to repeat the message at the start of hurricane season next year in June. Pat reported that the only mention of commercial fishing restrictions in our deed restrictions is Item # 8 that property owners are allowed only two lobster traps per residence.

Next Meeting Host Volunteer: The next meeting, November 13, 2017 will be at Woody Hutchinson's house, 20979 5th Ave W.

Community Happy Hour: Next Community Happy Hour will be at Boondocks October 19 2017 @ 5:00 PM. David Dornseif will post community signs. Omar will resume posting Happy Hour signs when David leaves for the season.

Open Floor:

Boat Safety in Marina Canal: Omar inquired about the status of canal Marina signs and of neighbors in this canal expressing concerns about unsafe boating. There was a discussion that signs are not permitted in our community with the exception of for sale signs and rental signs. Walt indicated that the Board can make an exception to Deed Restrictions especially for safety reasons. He will research CGPOA history and Court of Law ruling and bring information back to the next meeting. Omar will check with the Marina and see if Marina can place a sign on one or more of their properties to increase canal safety. There was a discussion of possible channel marking signs but there are concerns that this might increase unsafe boating rather than helping.

Architectural Committee: Pat would like the Board to follow Deed Restrictions and form an Architectural Committee of at least three volunteers. The committee will review home building plans and submit findings at the Board meeting. On Committee recommendations the Board will approve or make recommendations and a letter will be sent to property owner. This committee can only review house plans on set-backs, CVS (materials used for home construction) and height restrictions. Walt volunteered, his line of work is in the field of construction, Pete and Omar also agreed to be part of this committee.

Annual Community Newsletter: Woody needs newsletter article by December 1, 2017 to get the newsletter printed and mailed out to all home owners by the required annual meeting notice. Everyone is welcome to write an article. Please submit articles to Woody's email: red.hutchinson@gmail.com

There being no other business.

Meeting Adjourned at 8:20 PM

Meeting Minutes Respectfully Submitted by Inca Schultz