

Minutes
CGPOA Annual Meeting
January 25, 2011

The meeting was called to order by President John Smittle at 7:05 p.m.
It was noted that a quorum of 2011 CGPOA members were in attendance.

Announcements

Mary Readel said that payment of association dues would be accepted, and the new 2011 CGPOA Directories would be given to all members. The Directories are \$5.00 each for all others. Cindy Dresow announced that the Cudjoe Cookbooks were available at \$10.00 each .

Guest Presentation

Captain Gene Thompson, Monroe County Sheriff's Office Cudjoe Sub-Station. Captain Thompson said that the recent vehicle break-ins appeared to be an isolated incident and that one fingerprint had been obtained. He indicated that the majority of the burglaries involved unlocked cars. He suggested that people lock their cars, and do not leave valuables inside. Whenever you leave your house (shopping, walks, riding bikes, fishing, etc.) lock your house and shut your garage door. He also suggested that things like computers, TV's & electronics have identifying serial numbers so that they can be identified if stolen. An etching tool will be available on loan from the Sub-Station Captain Thompson said it is an excellent plan to have photos of your possessions should they be needed to describe missing inventory or identify recovered items.

Captain Thompson then responded to a number of questions. Any boating problems? No. Any other break-ins in the area? No. It was noted by several members that Deputy Linda Kohout has been facilitating community relations in the Gardens. Captain Thompson said that Linda had been doing an excellent job, from his perspective. Does the Sub-Station have an etching tool? Yes, and it will be made available for loan. When leaving for an extended period of time, please come by the Sub-Station and fill out a contact form. Deputies will make an effort to check on your home on a regular basis while you are absent. Has the Sub-Station considered a video surveillance camera for the Gardens? Not really, but perhaps that is something that the Association would like to discuss. How does one obtain a hurricane re-entry sticker? Come to the Sub-Station and show a FL divers license or proof of home ownership.

President's Comments (John Smittle)

John Smittle noted a number of accomplishments that the Association facilitated in the past year and what the Association does for the members. Such as cutting mangroves in the canals (Pete Pedersen and crew), replacing the channel markers (Bart Jones and crew), social networking functions (Mary and John Readel, Cindy Dresow and many others), March Madness (neighborhood garage sale - Evelyn Andrews and others). It was acknowledged that the aesthetic quality of the Cudjoe Gardens development is superior to many other neighborhoods and was one of the reasons that many decided to purchase homes here.

Treasurer's Report (Mary Readel)

Mary indicated that the CGPOA is financially sound. The annual Treasurer's report was distributed and summarized. Mary reminded everyone that annual dues needed to be paid, and thanked everyone who had already done so. The CGPOA Cook Books are now profitable. Social functions required minimal cost to the Association. A copy of the Treasurer's Report can be obtained by contacting Mary.

Vice President's Report (John Readel)

John acknowledged the major contributions of Cindy Dresow and Mary Readel in making the social functions a reality. He then provided a list of the following future social functions.

February 16th - Happy Hour at Mangrove Mama's

February 19th - Living on Keys Time (formally the Parrot Head Party)

March 5th - March Madness (Neighborhood Garage Sale)

March 27th - A Raft Up is being considered

April 16th - Snowbird Party (at the Coon's residence)

Membership Committee (Cindy Dresow)

Asked members to consider being on the Board and indicated that the Board and Officers slate would be presented later in the meeting for approval.

Canal Maintenance (Pete Pedersen)

The pontoon boat is fixed and a plan is in place for cutting vegetation.

Channel Marker Report (Bart Jones)

Final permissions have been received and the parts are being assembled to place the remaining channel markers.

President's Report (John Smittle)

The Officers presented for election for 2011 are Mary Readel, Treasurer; Jay Wightman, Corresponding Secretary; David Imig, Recording Secretary. The President and Vice President positions are unfilled. Board members are Donna Coon, Walt Drabinski, Cindy Dresow, Bart Jones, Pete Pedersen, John Readel, and John Smittle. Bettye Kight previously indicated that she would take responsibility for the eMinder and the Directory. Despite repeated requests for volunteers for the President and Vice President positions, no one responded. The Officer and Board positions for 2011 were approved.

Cindy Dresow volunteered to attend the Government meetings directly affecting our residents. Randy McDonald agreed to coordinate the Social Committee with Donna and Jack Coon, Phillipine Burbank, Judy Lyon, Cindy Dresow, and John & Mary Readel.

Open Discussion

One member asked how might we get more homeowners involved in the Association and related responsibilities and activities? One comment was that being involved is

giving to enhance the neighborhood and Association (Common Good concept) rather than asking what do I get in return. Another mentioned that the Association used to have a Welcoming Committee, but generally it's the same old excuses for not being involved. A member asked, how have membership numbers held up? It was indicated that membership numbers have held steady at around 100 (1/3 or less of the total CG home owners). There was discussion about lot maintenance. A question was asked about a membership for renters? The Board agreed to take this up for discussion. One member requested that homeowners not dump fish carcasses in the canals. They noted that recently they had repeatedly observed a rather large shark, perhaps a Bull shark, in the canal. They wondered if this might have to do with a homeowner conducting a boat charter business within the Gardens. It was stated that the Association does have the power to enforce the CGPOA Deed Restrictions as pertains to operating a business in or on a single family residential lot within Cudjoe Gardens. Any property owner may contact Monroe County Code Enforcement if they suspect a Cudjoe Gardens resident of violating County codes as related to the CGPOA Deed Restrictions. An extended discussion followed regarding value received for being a member of the CGPOA other than social. It was wondered why homeowners weren't required to be CGPOA members? It was stated that the By-Laws didn't require membership in the Association. The discussion continued without any clear option or resolution, but ended with the same essential question – how can we get more homeowners to be involved in the neighborhood and Association?

The meeting was adjourned.

Respectfully Submitted,

David R. Imig, Recording Secretary