

CGPOA Annual Meeting

January 29, 2022

Location: Jo Socha's patio, 20750 First Ave W

Meeting was called to order at 1:07 PM by President Kathy Niemann. Kathy thanked Woody Hutchinson and Inca Schultz for donating their professional sound system to CGPOA.

Kathy welcomed everyone on a chilly blustery day. Jo Socha was thanked for hosting this event. Stuart, from Sugarloaf HOA, was thanked for being our ballot counter. The Sheriff was unable to be here for this meeting, though he provided thermal fold up beverage coolers for all attendees.

Treasurer's Report by Andrew Daly: December 31st total \$58,269.30. Lisa Ferringio is our new treasurer for 2022.

Walt Drabinski reminded everyone that when the CGPOA Board was in litigation to protect our Deed Restrictions, it cost over \$100,000 in legal fees.

Kathy reported that a lot of issues are dealt with by the board every month. We've kept watch of proposed affordable housing projects, and workforce housing projects. No Wake buoys have been purchased for the main canals, and will be placed soon. The new entrance sign has been erected, and landscaping plants are well maintained. Bob & Janet Schoneck, B.J. Deis, and Nancy Andrews were thanked for choosing the best plants, and keeping them maintained. Two palms will be added in the Spring when natural rainfall will encourage growth.

Plans have been approved for a new home to be built on Pattison Drive.

Our Deed Restrictions are more restrictive than the County's.

Complaints of County Code violations may be reported by anyone. The Board has contacted Code Enforcement on violations reported to us.

The two motorhomes on Pattison that are occupied have been reported.

We need an Entertainment Coordinator to set up our monthly Happy Hours, and upcoming events. Stacey Pillari was thanked for her efforts as our Event Coordinator this past year. Our next CGPOA Happy Hour will be Saturday, February 19, at 5, at Paradise BSB on Big Pine Key.

We will need legal counsel for our deed restriction renewal. Deed restrictions and by-laws will expire in 2028. We must preserve them, or improve them before that date. (The last renewal was in 1999.)

We will gather input from Property Owners of the most important articles to keep.

Ken reminded everyone that the Sheriff Department had planned to have 6 units of workforce housing built on First Ave. W across from the Sheriff Station, which the County OK'd, but our Deed Restrictions did not allow.

Kathy is hoping for representation from ALL of Cudjoe Gardens Property Owners regarding most needed deed restrictions.

Leslye Gartrell has volunteered to head up a "Welcome Committee". Please contact Leslye if you're willing to help.

Kathy asked if there were nominations from the floor before ballots would be counted. There were none. Stuart began tabulating the ballots.

Kathy introduced the CGPOA officers for 2022: President Kathy Niemann, Vice President Mary Bell, Treasurer Lisa Ferringo, Corresponding Secretary Leigh Anne Schuler, Recording Secretary Cindy Dresow.

Ballots were counted. 2022 Directors are Andrew Daly, Greg Daniels, David Dornseif, Leslye Gartrell, Ken Kurdziel, and Jean Mirabal.

Kathy thanked Leigh Anne Schuler for keeping our data base updated, editing and publishing our annual newsletter, and for sending out our monthly e-minders. Leigh Anne donated the 2022 CGPOA Member window clings for all members' vehicle windows.

Andrew reminded everyone that Cudjoe Gardens is comprised of many talented people who can benefit our community.

Jo Socha apologized for the Sheriff's absence, but he was called away on important business. Jo reminded us that the sheriff department offers free daily checks of our property when we are away, if you fill out the form at the sheriff's office.

Being no further business, meeting was adjourned at 1:57 PM.

Respectfully Submitted,
Cindy Dresow
Recording Secretary