

Cudjoe Gardens POA Meeting Minutes
Board of Directors Monthly Meeting
February 4, 2025
Location: Home of Kathy Winters

Call to Order

Meeting was called to Order at 7:00 p.m.

Roll Call:

Present: President Kathy Niemann, Vice President Allison Delashmit, Recording Secretary Joan Kegerize, (via phone), Treasurer Lisa Ferringo, Corresponding Secretary Leigh Anne Schuler, Robert Blair, Andrew Daly, Cindy Foster, Karl Kremser, Christine Patterson, Ken Wentz

Introduction to Guests:

No guests were present.

Guests Input:

None

Approval of Minutes:

January 2025 Board Meeting Minutes: Previously approved at the January 28 Board meeting.

Treasurer's Report

Christmas party and printing expenses for the 2025 CGPOA Annual meeting information was shared. Net income \$1,340 and approximately \$75,000 including Edward Jones account. Most income came from membership; most membership ever (since Lisa has been on the Board). Andrew made a motion to approve the Treasurer's Report. Leigh Anne seconded. Motion carried.

Committee Reports:

President's comments: Kathy requested the Chairs of each committee arrange to call a committee meeting to hold an initial committee meeting for the year. The Board agreed that we should put out a call for volunteers for the committees in the upcoming e-Minder.

Building Committee:

Chair - Joan Kegerize

Members- Cindy Foster, Ken Kurdziel, Ihor Raniuk

No updates.

Government & Legislative Committee:

Chair - Andrew Daly

Members - Allison Delashmit, Dee Raniuk

Updates: Monroe County BOCC meeting to be held mid-February. Agenda not yet posted.

ROGOs: No updates. Leigh Anne will attach the representative letters in the e-minder so members can send in if so desired.

Program & Entertainment:

Chair - Leigh Anne Schuler

Members - Dee Raniuk, Elizabeth Entenman

Updates: The Board agreed that, unless otherwise specified, a \$5 non-member fee will be charged for socials. Dockside series: A \$5 fee will be charged to non-members.

Socials:

- February 22: Pig Roast at Dianne and Rick Foster's home (20926 9th Ave W)
 - They volunteered to host a Pig Roast, and will pay for the pig and sides
 - The Board agreed to charge non-members a \$25 fee; proceeds to go to the Fosters
 - Lisa will check memberships and give wristbands to members, and collect the \$24 non-member fee, and any member renewals
- March 19 at 6pm: Rib cook-off at Rita's home

Newsletters:

Chair - Leigh Anne Schuler

Member: Carolyn Daly

Updates: Discussion around the need to confirm advertisers for the monthly e-newsletter vs. the annual newsletter (as well as payment). Members that reached out to advertisers will follow up as needed.

Welcome Committee:

Chair - Allison Delashmit

Members - Lisa Ferrigno

Updates: Lisa will work on obtaining emails from realtors so we can reach out and let them know that we have a welcome bag to give them when they are in town.

Old Business

ROGO Update:

Covered in Government & Legislative Update

Garden Tour:

The garden tour will not be held this Spring due to unforeseen circumstances.

Google Storage:

Updates: We need to put things in there from last year.

New Business:

Deed Restrictions:

As discussed at the February 1st Annual Meeting, the Deed Restrictions will be renewed as is. Kathy indicated that the attorney the Board decided to use requests a retainer in the amount of \$1,000.00 to start working on the renewal. L. Ferrigno made a Motion to retain the attorney for \$1,000.00 to work on renewing the Deed Restrictions. A. Daly seconded. All in favor. Motion carried.

Garage Sale:

The Annual Cudjoe Gardens Garage sale will be held in March. Leigh Anne will place in the e-Minder, and request owners to let us know if there are any items they would like to highlight in the advertisement. Allison will coordinate with Leigh Anne.

Complaints:

- **Chicken Coop:** In January, the Board received a complaint about a house on 5th Avenue West with chickens and a coop, which violates the Cudjoe Gardens Deed Restrictions. Kathy sent a letter to the homeowner asking for compliance. The chickens have not been removed as of the February Board meeting. The Board discussed and agreed that this needs to be escalated. This is an egregious violation of the Deed Restrictions. A. Daly made a Motion to request our attorney send a letter to the homeowner to urge removal of the chickens as this is a clear violation of the Cudjoe Gardens Deed Restrictions. R. Blair seconded. The majority were in favor; one abstained. Motion carried.
- **Overgrowth in a Canal:** In January, there were complaints of overgrowth in two different canals causing a navigational hazard. The property locations at issue are: 21087 4th Avenue East and 21076 3rd Avenue East. Kathy sent letters to the homeowners. This is a code enforcement issue. The Board agreed that if nothing is done, then we need to submit a complaint to the County. Kathy will follow up on this issue.
- **Overgrowth and trailers in front yard:** There was discussion of overgrowth and two trailers in the front yard of the house at 28966 9th Avenue West. Kathy will send a letter to the homeowners to request moving the trailers from the front yard and cleaning up the overgrowth.
- **Issue with “barracks”:** There was discussion of a large number of people living at the home at 20966 2nd Avenue West. The Board discussed and agreed to contact the Tax Assessor’s office to submit a complaint as this residence is homesteaded.
- **January’s Board meeting:** (status not discussed at the February Board meeting)
 - A camper showed up on 1st Ave West that might be housing people; we need to send a letter to the owner of the house. Unclear if people are living in it. Ken/Kathy to investigate and send a letter if necessary. We need to confirm if anyone is living there; if so, CGPOA may be able to file the complaint with code enforcement or try to talk to the owner.
 - Another property on 1st Ave West has all construction equipment on their property. This is the house that is being built by the owner, but he has a permit. Andrew will talk to the owner and see what can be done about the equipment. We need the complainant to file a formal complaint about the equipment to the CGPOA Board in writing.

Open Discussion

None

Upcoming Meetings

- **March:** Tuesday, March 4 at 7:00p.m. (Karl Kremser’s house – 21039 5th Ave East)
- **April:** Tuesday, April 1 at 7:00 p.m. (Lisa Ferringio’s house - 651 Pattinson Dr.)
- **May:** Tuesday, May 6 at 7:00p.m. (Andrew Daly’s house - 20781 2nd Ave West)

Adjournment

Andrew Daly made a motion to adjourn; Lisa Ferringio seconded. Motioned carried. The meeting was adjourned at 8:05 p.m.

Notes provided by Recording Secretary, Joan Kegerize 2/23/2025.