**Cudjoe Gardens POA Meeting Minutes (DRAFT)**

**Board of Directors Monthly Meeting**

**October 1, 2024**

**Location: Home of Allison Delashmit**

**Call to Order**

Meeting was called to Order at 7:06 p.m.

**Roll Call:**

**Present**: President Kathy Niemann, Vice President Greg Daniels, Treasurer Lisa Ferringo, Corresponding Secretary Leigh Anne Schuler, Andrew Daly, Joan Kegerize, Karl Kremser, Ken Wente, Allison Delashmit and Robert Blair (by phone)

**Absent:** Recording Secretary Donna Daniels

**Guests:** Cindy Dresow and Alex Prezioso (by phone)

**Approval of Minutes:**

September 2024 Board Meeting Minutes: Joan made a motion to approve the minutes; Ken seconded. Motion carries.

**Treasurer’s Report**

Lisa provided a verbal and hard copy report on the last quarter’s financials (July – September). In July, we had a net income of $12.55; August, a net income -$14.08, and September, $162.18. YTD, we have net of $4007.12. In total (including investment accounts), we have $72,505.68.

**Memberships:** We currently have 118; this is the most we’ve had in recent memory. We had 101 last year, 113 in 2022. We have almost a third of the property owners as members.

Andrew made a motion to accept the Treasurers Report. Joan seconded. Motion carried.

**Committee Reports:**

**Government & Legislative Committee:**

Andrew reported that the Grand Jury report was released about the BOCC county budget management and audit. Greg will send the Directors the county audit report of the personal use of county-owned vehicles.

**Building Committee:**

No report.

**Program & Entertainment:**

* Social in November will be a chili cook-off at Kathy’s house (November 14)
* Allison will host an early December social at the Cudjoe Gardens marina featuring Zen by Karen Moore Jewelry.

**Newsletters:**

Allison/Joan to provide Leigh Anne a list of recycling tips for the newsletter.

**Welcome Committee:**

The committee decided to meet at Leigh Anne’s house the following Thursday to compile the welcome kits. Lisa will provide an updated list. Allison/Joan/Lisa will help distribute them within the month.

**ByLaws Committee:**

*The committee met on Sunday, September 22 to discuss the ByLaws updates. Kathy sent out the most recent redline document prior to the meeting*.

Change to Article VII, Section V of ByLaws (discussed via email prior to the meeting):

One item of discrepancy to discuss prior to walking through the ByLaws; Article VII, Section V. At the most recent ByLaws meeting, we discussed striking the recommended language stating that only one vote per household. Allison was the only vote in disagreement but informed the Board of her reversal of the dissenting vote. Therefore Article VII, Section V would be removed from the ByLaws recommendations. As a matter of clarity, future ballots will note people from the same household (same addresses) running for the Board.

Procedures for Complaints for addition into the ByLaws

Additionally, Kathy sent out a document prior to the meeting with proposed wording on “Procedures in Handling Complaints (Deed Restrictions & County Code).” Greg suggested seeking legal counsel on the document; Kathy agreed, but felt we needed to provide context to the legal counsel. This document is currently a stand-alone document, but the ByLaws Committee would like to add them into the ByLaws to be clear about procedures.

Each line of the Procedures Document was read aloud by Kathy. Discussion/Revisions to her document:

* Change to #4. Add: If deemed a true violation, change word “offender” to “Property Owner”
* Change to #4: Notify verbally & in writing.
* Regarding Code Enforcement complaints, if the complaint is deemed legitimate, both homeowner with the violation and the original complainant will be notified. If the original complainant wants to continue to file a complaint, the President will submit a complaint on behalf of the complainant, using the complainant’s name and Cudjoe Gardens POA address and email for the Code Enforcement documentation. We need to create an email address for the President of the Cudjoe Gardens POA, that will be forwarded to the President’s personal email. If the complainant does not want to pursue an official complaint after being notified of the above requirements (use of their name), the Board may still choose to file a complaint using the President’s name.
* Reconfigure the order of the actions to 1, 2, 3, 4, 7, 6, 5, 8, 9, 10.
* Change to #7 change to 15 days to respond.
* The intention is to add these procedures into the last section of the ByLaws.

Next steps: Kathy will provide a clean, updated copy for review before the next meeting.

ByLaws Overview and Director Approval:

*Kathy asked for a vote, on each article individually of the newly proposed ByLaws from the ByLaw committee:*

Article I: No changes to original. No vote.

Article II: Greg made a motion to accept the changes to Article II. Ken seconded. Motion carried.

Article III: Greg made a motion to accept the changes to Article III. Ken seconded. Motion carried.

Article IV: No changes to original. No vote.

Article V: Joan made a motion to accept the changes to Article V. Lisa seconded. Motion carried.

Article VI: Greg made a motion to accept the changes to Article VI. Joan seconded. Motion carried.

Article VII: Proposed Section V was struck from consideration and removed. Joan made a motion to accept the changes to Article II. Greg seconded. Motion carried.

Article VIII: Remove language in section V about $250; Finance committee to propose dollar amount each year at first meeting for Board review and approval. Joan made a motion to accept the changes to Article VIII. Andrew seconded. Motion carried.

Article IX: Section III change to each committee shall ‘provide a written annual report’. Section IX change to remove dollar cap; change to the Finance Committee shall propose the spending limit for the upcoming year to the Board at the first Board meeting of the year. Greg made a motion to accept the changes, with the additionally discussed changes noted above, to Article IX. Joan seconded. Motion carried.

Other ByLaws Discussions:

* The Board engaged in a discussion about how to start transitioning the annual newsletter to email only unless requested otherwise. Greg suggested a whole new list be created by putting in a form at this year’s annual meeting asking them to tell us if they want it via mail. We decided to post on Facebook, bulletin board box, and on the website. The Board discussed making the annual meeting the same date every year, as well the yard sale, so it’s a standing date every year (i.e. 1st Saturday of March).
* Ken suggested that we should keep the Membership Committee, add to the Program, Entertainment, and Membership.
* Article X will be discussed at the next meeting.
* Directors discussed voting section by section at the annual meeting.

**Guest Input**

**Cindy Dresow:**

1. Read in the newsletter about the benefits for members. This part of the ByLaws remains unchanged; they can attend annual meeting and social functions.
2. Committee for the Christmas party – this would be covered under Program, Entertainment & Membership Committee
3. Other social events, besides happy hours – those are being investigated and planned.
4. Walking parade in November – No
5. Christmas Bike Parade – We will be doing one, but we our planning committee had not started the planning. Based on last years, we had 80 people. Kathy suggested dividing into two groups, one going clockwise the other counterclockwise.

**Old Business**

**ROGO Update:**

Kathy discussed the new ROGO Coalition, which we (CGPOA) belong to. The Coalition is asking for fact-driven decisions on ROGOs. Some of the questions the Coalition is asking for are 1) true number of available lots 2) for independent party to review evacuation plans/models 3) evaluation of infrastructure. The Coalition is asking for donations, our Board has approved a $1000 donation. We will be asking members to sign petitions in support of fact-driven decisions. A PR firm has been hired. Asking for a turnout to the Oct. 16 BOCC meeting.

**Next Meeting:**

The meeting is at Lisa’s house. On 11/7, instead of 11/5, which is election day.

**Garden Tour:**

Joan is taking point on this. She will be reaching out to Cindy and BJ to schedule dates, possibly in January or February (when it is cooler outside).

**Update Code Compliance Issues on 3rd Ave:**

Kathy is continuing to work with Code Compliance about the properties on 3rd Ave. She will reach out to Cindy McPherson’s to understand the timeline.

**Board Members Intentions of Running on the Ballot Next Year**

* Kathy asked the current members inform her of their intentions of remaining on the Board. Greg will not be running on the ballot this coming year.
* Allison intends to run for Vice President
* All other members are assumed to be on the ballot this year.
* Anyone with interest in being on the Board, will need to inform Kathy so a ballot can be created.

**New Business**

**Christmas Party Committee**

Kathy, Leigh Anne, Allison, and Donna (need to verify; Greg said he though she wanted to be on the committee. We need to meet soon.

**CGPOA Grocery Bags**

Greg asked about the status of the grocery bags. Leigh Anne was going to confirm the pricing, and we will sell some at the Annual Meeting. We also discussed possibly purchasing additional ones for both new members and those renewing. Leigh Anne will follow up on costs and timeframe if we want to reorder.

**Construction Crew Trash Issues**

Kathy brought a concern from Nancy Andrews about trash left along the road and into the neighborhood from the construction crew. The foreman has been contacted and has agreed to address the issue. Additionally, Nancy placed a trash can near the construction site to make it easier for the crew to throw away their trash.

**Open Discussion**

* Greg informed the other Directors that the Sheriff’s Office has adopted the highway in front of Cudjoe Gardens.
* The Cudjoe Gardens Marina sign fell during a recent storm and the Bent Prop’s signage was stolen.

**Adjournment**

Greg made a motion to adjourn; Andrew seconded. Motioned carried. The meeting was adjourned at 9:08 p.m.

Notes provided by Director, Allison Delashmit on behalf of Donna Daniels, Reporting Secretary.

Submitted for review: 10/24/24

President approval: 10/27/24

Board approval: