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

**Board of Directors Monthly Meeting**

**November 7, 2024**

**Location: Home of Lisa Ferringo**

**Call to Order**

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

**Roll Call:**

**Present**: President Kathy Niemann, Vice President Greg Daniels, Treasurer Lisa Ferringo, Recording Secretary Donna Daniels, Corresponding Secretary Leigh Anne Schuler, Andrew Daly, Joan Kegerize, Ken Wente, Allison Delashmit and Karl Kremser

(by phone)

**Absent:** Robert Blair

**Guests:** Cindy Dresow and Alex Prezioso (by phone), Karen Dipalantino and Jamie Richard

**Guest Input**

Cindy Dresow asked about:

1. Christmas party details (discussion to take place later in the meeting)
2. Wrong county property tax bill that arrived in mailboxes today; Greg explained that the Sheriff had issued a statement that it was not a scam, but a clerical error and to shed the bills. Allison posted it to the Facebook page; Leigh Anne will put in the newsletter, as well as send out a special announcement, prior to the newsletter.

**Approval of Minutes:**

October 2024 Board Meeting Minutes: Andrew made a motion to approve the minutes; Joan seconded. Motion carried.

**Treasurer’s Report**

Lisa reported there were no transactions in October (earning $12.62 in from our checking and money market accounts. Our Edward Jones account continues to make gains. Lisa suggested that the finance committee meet after the end of the year to discuss moving a portion of our money from our checking/money market accounts into the Edward Jones account. The committee is comprised on Lisa, Andrew, and Greg; they will meet to discuss options after the end of the year and provide a proposal to the Board early next year.

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

**Committee Reports:**

**Government & Legislative Committee:**

Andrew reported on the key highlights of the last BOCC meeting including the continued ROGO situation, evacuation concerns, infrastructure updates (bridges being redo by the state in the future may be four lanes instead of two. Andrew and Kathy suggested that as many people as possible should attend the upcoming BOCC meeting on 11/16.

**Building Committee:**

No report. Greg requested that since he is leaving the Board that he needs to pass on the details on how to run this committee and was looking for volunteers. Lisa, Allison, and Ken agreed to meet with Greg to information share and pass along tips and important things to look for.

**Program & Entertainment:**

* Social in November will be a chili cook-off at Kathy’s house (November 14). Starts at 6:30 and will be judge at 7 p.m.
* Allison will host a December 3 “Mingle and Jingle, Shop and Sip at Cudjoe Gardens Marina social at the Cudjoe Gardens marina featuring Zen by Karen Moore Jewelry from 6 – 8:30 p.m. Everyone is invited to attend.
* Christmas Party & Bike Parade will be discussed in later agenda items.

**Newsletters:**

The next newsletter needs to include info about the Christmas Party and the Annual Meeting (including request for people that want to run for the Board). It will also need to include the December social and bike parade date.

**Welcome Committee:**

Leigh Anne has handed over the packets for Allison to distribute.

**ByLaws Committee:**

The last remaining item for the Board’s review and approval were the updated “Procedures for Handling Deed Restrictions” document. There were a few grammatical errors that Joan was going to fix and send out a clean copy to the Directors. Allison made a motion to approve the Procedures for Handling Deed Restrictions document pending grammatic corrections, Lisa approved. Motion carried.

**Old Business**

**ROGO Update:**

Kathy discussed the latest updates from the ROGO Coalition, encouraging attendance at the next BOCC meeting. The next Regular BOCC meeting will be held on November 19 in Key West. There will be a special meeting of the BPCC on November 20 in Marathon to discuss ROGO. At the last BOCC meeting, the commissioners appeared to be leaning toward accepting less ROGOs than were originally proposed. There are multiple evacuation models that all show the Keys cannot be evacuated within 24 hours if any more ROGOs are accepted. The model currently being used stops at the Miami Dade county line. Monroe is the only county in the state where multicounty evacuation modeling does not take place.

**Next Meeting:**

The December meeting needed to shift because of the December social; the date of the meeting was agreed upon to be Monday, December 2 at Lisa’s house at 7 p.m.

**Garden Tour:**

Joan is working with Cindy and BJ on the details of this. This will likely be held on a Saturday in February. We will need refreshment stations.

The Board engaged in a conversation about revisiting the idea of different types of social hours. Ideas included a lecture series for members (Allison to follow up with Nick at the Marina and Carolyn at the Bent Prop on options); suggested to bring your seat and drink). Ideas for various lectures included bee keeping, computer security, bourbon tasting, and blind wine tasting. The group also discussed various restaurants that we could host socials. Mangrove Mama’s and Boardwalk in Big Pine were discussed as potential venues for the upcoming socials.

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

Progress has been made on the clearing on the end lot.

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

* Allison intends to run for Vice President
* All other members are assumed to be on the ballot this year. At the time of this discussion, we had one vacant Director position to be filled (Greg). Joan’s neighbor, Cindy Foster would like to run; Leigh Anne will send out the bio form to Joan for her.

**Christmas Party Committee**

The Committee could not agree upon a recommendation to the Board regarding the location of the Party. Therefore, all the options were presented to the Board. The locations, their proposals, and other highlights were discussed. Some members expressed strong opinions regarding potential locations, and when invited to elaborate, the discussion became contentious. Unfortunately, this led to the departure of two Board Members, Greg and Donna Daniels.

The remaining Directors continue to discuss the pros and cons of each location and took a vote on each location. Boondocks (too far to drive), South of Seven (too far to drive and only appetizers), Square Grouper (loud and only appetizers). Remaining were Mangrove Mama’s and the Bent Prop. The Directors again discussed pros and cons of both, and ultimately agreed to vote no on Mangrove Mama’s (restaurant) due to the restaurant not being closed/ party would be outside. There was unanimous vote for the Bent Prop.

Kathy will contact the Wesley House to discuss how we can sponsor a family(s) incorporating this into the party.

The date of December 11 was chosen by the Board; Kathy will confirm that date & time with the restaurant and report back to the Board. Leigh Anne will put out an announcement to the email users providing the information of the party and a form for reservations.

Specific feedback was provided that some CGPOA members had poor experiences when visiting the Bent Prop on multiple occasions. The Board asked Kathy to convey that feedback to the owner of the restaurant. The importance of our members and neighbors of having positive experiences with the restaurant are necessary to continue to host events at this venue. Kathy agreed to talk to the owner about this matter. Ken offered to assist if needed.

Lisa made a motion to host the CGPOA 2024 Christmas Party at the Bent Prop on December 11 (pending confirmation on the date from the restaurant). Joan seconded. The motion carried.

The per person cost based on the quote (but may differ based on gratuity and removal of two drinks) is ~$105 per person. Lisa will work on sponsorships to equal $1000 and the CGPOA would cover any remaining costs to make the advertised per person price as $75 pp for members, $100 pp for non-members. Non-members have the option of becoming members when registering for the party to receive the member cost per person. We also need to ask the owner of the restaurant to donate gift cards to people contributing to the Wesley House family(s) at the party.

**New Business**

**Christmas Decorations Committee \*Not listed on the original agenda.**

Allison agreed to chair, with Lisa. Judging will take place on December 17th at 6 p.m. Allison will host a meeting very soon to iron out details about the awards and purchase new “honorable mention” signs.

**Bike Parade:**

Lisa agreed to chair this committee as Nancy Andrews cannot commit to being the chair this year. Lisa, Andrew will also be on the committee and help determine the route. Leigh Anne will ask for comfort station locations in the upcoming newsletter; the committee will determine the details of the flow/logistics of the ride and share with Leigh Anne for the newsletter.

**CGPOA Annual Membership Meeting**

The board chose the date of February 1 at 1 p.m. with the location being TBD. The annual newsletter needs to be mailed on Jan 1 and will include the ballot (officers and directors with bios), and the revised ByLaws.

Speakers were discussed and options included: Sheriff Rick Ramsey, Michelle Lincoln, Bonefish & Tarpon Trust/FWC/Lower Keys Guides Association Spinning Fish Disturbance Update.

A discussion was held about where non-members are allowed to attend. We will discuss this at the December meeting.

**Open Discussion**

None.

**Adjournment**

Andrew made a motion to adjourn; Ken seconded. Motioned carried. The meeting was adjourned at 10:08 p.m.

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