**Cudjoe Gardens POA Meeting Minutes**

**Board of Directors Monthly Meeting**

**April 1, 2025**

Location: Home of Lisa Ferrigno

**Call to Order**

Meeting was called to Order at 6:00 p.m.

**Roll Call:**

**Present**: President Kathy Niemann, Vice President Allison Delashmit, Recording Secretary Joan Kegerize, (via phone), Treasurer Lisa Ferrigno, Corresponding Secretary Leigh Anne Schuler, Robert Blair, Cindy Foster, Karl Kremser, Ken Wente

**Introduction to Guests:**

None

**Guests Input:**

N/A

**Approval of Minutes:**

Allison made a motion to approve the March 4 minutes; Karl seconded. All in favor.

**Treasurer’s Report**

Lisa Ferrigno reported on the Treasurer’s Report

* Retainer for attorney: $1,000.00
* Net income: $3,329.78
* Total assets: $81,482.27
* 3 new members

Andrew made a motion to approve the Treasurer’s Report. Karl seconded. Motion carried.

Other:

* Metal art for awards: $1,005.00. Allison made a motion to approve, Ken seconded. Motion carried.

**Committee Reports:**

**Government & Legislative Committee:**

Update: No updates from the last meeting which was held in Key Largo.

ROGOs: Andrew provided an update that there may be 825 over 10 years, which would be released to all the Keys. The State does not want to address increasing the evacuation time. The Bill needs to go to conference.

**Building Committee:**

Update: Property at 429 Pattison that have house plans. Owner – Pinewood Construction owns property: 305-872-2033. The owners are waiting for a ROGO allocation to be awarded. Joan received house plans and shared with committee members Ken Wente and Cindy Foster. The committee will meet at the property Tuesday, April 8 at 4pm to review plans and start determination whether the plans meet the CGPOA Deed Restrictions. Joan will let the owners know our plans, and request permission to be on their property for our review on April 8.

**Program & Entertainment:**

Socials:

* March 19 at 6pm: Rib cook-off was a success.
* April Broil: April 24 at 6 p.m.
  + Members: $15
  + Non-members - $25
  + Tip not included: The Board agreed to cover some gratuity for the food.
* Potential future socials – Tonio’s, Pop’s

**Newsletters:**

Update: Leigh Anne will continue to post e-Minders with socials and other updates.

**Welcome Committee:**

Update: Lisa will give Allison the names of new homeowners. Allison will send something to realtors on behalf of the CGPOA.

**Old Business**

**ROGO Update:**

We will continue to monitor action at the state level.

**Google Storage:**

Updates:None

**Deed Restrictions:**

Renewal of deed restrictions is in progress.

**Complaints:**

* **House on 5th Ave West with chickens**: Neighbors have not heard the chickens/rosters in the past week or so. Code enforcement will not do anything if you can see from a road/neighbor’s house. Animal control has more enforcement than code. It is against Cudjoe Gardens Deed Restrictions and County Code. Attorney sent another letter and gave the homeowner two weeks to comply. There is a Monroe County Ordinance for no livestock (e.g. chickens), unless permitted by the county. Section 4-76. The Board agreed to submit a complaint at the County Code Enforcement and ask the Attorney the likelihood of success.
* **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. Kathy heard from the owners on 3rd Ave East. They just moved in the process of permitting a new dock, and when build the dock they will cut down the overgrowth by April. The Board agreed to give the property owner to remove when they put in the dock (timeline anticipated – April). The owner on 4th Ave East did not respond to the Board’s letter. The Board agreed to turn this homeowner into Code Enforcement. Kathy will follow up on this issue.
  + Andrew will write a letter for the newsletter on overgrowth, in general.
* **Overgrowth and trailers in front yard:** There was discussion of overgrowth and two trailers in the front yard of the house at 28966 8th Avenue West. Kathy shared that it is being addressed by the homeowner. Update: The homeowner has addressed this issue.

**Dockside Series:**

* March 27 at 6 p.m. - Grimall Grove in Big Pine- was a success
* The Board likes this, and suggests we start this back up in November.
  + Non-members: $5.00
  + Location: Marina

**CPR Training:**

* Robert found someone that would provide training. $75.00 per person
* Robert will look for venue.
* Potential date – mid-July

**Fishing Tournament**: Name: *Cudjoe Gardens Dolphin and Tail Classic*

Tournament: Saturday and Sunday, April 26 & 27

Award ceremony: April 27

Details:

* + Location: Bent Prop
  + Dolphin and Yellowtail tournament
  + Each day you can weigh one fish – a yellow tail or dolphin
  + Prize - Combined weight – 100% cash payout from entry fees
  + Tournament fee: $250.00
  + Boat number – 20-25 boats

April 1 Update:

Hand out flyers at the Broil.

Captains Meeting, April 25 from 5-7pm.

Set up: 2pm

* Registration
* Size shirts
* Etc…

Saturday – First weigh in Starts at 3pm and goes to 5pm

Ken – weigh master

Need help at the dock with boats

Need help with Leaderboard

Need volunteers at 2:30 pm at Bent Prop

Sunday – weigh in at 3pm – 5pm

Volunteers need to be there at 2:30

Fish fry – at Bent prop

Will give tickets at award ceremony on Sunday

Award ceremony – 5-7pm

Awards at 6:30

Boat up to four people

So, will give bracelet to boat attendees

Put in money for gratuity for Bent Prop employees

Tuesday, April 8 at 5pm committee meeting

Tuesday, April 22 – walk through at the Bent Prop/ marina – 5pm

Advertisement:

* The Barometer; Full page: $387/week for a 4-week commitment. We have three weeks, and a thank you and announce the winners. The Board agreed to advertise in the Barometer for a 4-week committement.
* Radio (Allison/Ken)

Tours and Development Council – for next year can cover costs so sponsorship money goes further. Deadline is April 4- Ken will look at completing the request. Ken participated in the March 20 – workshop on how to submit the event. – virtual

Future events: Potentially in the summer/fall. Next year: plan to have the last week of April 2026

**Sign Landscaping:**

The Board thinks that it would be good to have a Landscape Committee. Andrew makes a motion. Robert seconded. Motion carried.

Committee members: Lisa, Andrew, Cindy, Joan

**New Business:**

**Board**

Christine Pattison has resigned from the Board effective immediately.

Elizabeth Entenmann is interested in being on the Board.

**Open Discussion**

Karl - Markers in Channel – does anyone know who put it there? Board members were not aware of this.

Question about Sawyer house being built on lots 22/23 – Kathy believes that we approved this. Kathy will send to Joan to have the Building Committee review.

Right of Way – if a truck tire/trailer is on or over the line, then they can ticket owners.

Complaint:

Outdoor lights on Colson. Two families from Miami bought the house. Kathy will suggest the neighbors submit a code enforcement complaint.

**Upcoming Meetings**

* **May:** Tuesday, May 6 at 6:00 p.m. (Andrew Daly’s house – 20781 2nd Ave West)

**Adjournment**

Karl made a motion to adjourn; Robert seconded. Motioned carried.

The meeting was adjourned at 8:00 p.m.

Notes provided by Recording Secretary, Joan Kegerize 4/2/2025.