**Cudjoe Gardens POA Meeting Minutes**

**Board of Directors Monthly Meeting**

**January 7, 2025**

**Location: Home of Kathy Winters**

**Call to Order**

Meeting was called to Order at 7:03 p.m.

**Roll Call:**

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

**Introduction to Guests:**

**Guests:** Cindy Dresow, Christine Peterson, and Terry McGann

**Guests Input:**

Cindy Dresow discussed the Community Yard Sale. This year, the first Saturday of March is on March 1.

* Needs to go to into the February e-newsletter so people in the neighborhood can start to prepare.
* For the News Barometer (typically advertise two weeks prior): 3 weeks in advance the copy needs to go to the News Barometer, so they put it in 2 weeks in advance. She has the ad copy to send via email that she agreed to send to Leigh Anne as well as the email contact of Steve/Holly (the editors).
* Key West Citizen: Only advertise the weekend of
* It would be good to find out from the community about some of the items that are for sale. She said that you need to call Biz Baz – Tiny is still there; Leigh Anne knows him.
* Alert the people that want to participate, they need to mark their street not just their house. Also on Friday, after 5 p.m., someone needs to put up the banner (Kathy thinks it’s in her garage).
* It’s a good time to spruce up their yards.
* Sawyer & Colson - it would be great if they would participate, as their participation has lagged.

Cindy also addressed some complaints on the e-minder. For the e-newsletter she was disappointed that there was no announcement of who won the chili cookoff, as well as no pictures. She also noted that she was disappointed that the owners of the homes that won the Christmas decorations were not noted (only the addresses) as well as no pictures of those decorations. And no pictures of the bike parade and no pictures of the Christmas Party.

Cindy also asked who knew about the Coldwell Banker made a big donation for the Christmas Party. There was a sign at the party and there was a thank you in the newsletter.

In the By-Laws Cindy doesn’t like for it to be called “the Gardens” as noted in the first Article of the proposed By-Laws.

Cindy also doesn’t understand why her legal address was used instead of her preferred address. We pull labels, it’s from the County tax files. Kathy said she would change that on the Association’s master file.

**Approval of Minutes:**

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

**Treasurer’s Report**

November and December information was shared. We ended the year with a profit of $3,600. Most income came from membership; most membership ever (since Lisa has been on the Board). The Christmas party dinners & sponsors for the dinner was our second highest income. Most expensive expenses were the Christmas Party and Board Insurance. Andrew made a motion to approve the Treasurer’s Report. Allison seconded. Motion carried.

**Committee Reports:**

**Government & Legislative Committee:**

Last BOCC meeting decided 4-1 decided to go up to the maximum of ROGOs which directly affects evacuation protocols. We are the only county in the state that doesn’t have to have a multiple county evacuation plan. In his end of year overview, 2024 was less than kind for us because of ROGOs, evacuations, and the BOCC voted on changing the required evacuation time to 26-hour.

**Building Committee:**

Ken Kurdziel (previous Board member from a former building committee) will help the committee. We need a chair – Allison and Lisa said they would help but not chair it. Joan said she would step up if none of the new board members are interested.

**Program & Entertainment:**

* January social: Thursday, Jan.16, 6-8 p.m. at Mangrove Mama’s.
* January 18: Paddle for Paws: at the marina with after-party at Bent Prop.
* February 1: Annual Meeting
* February social suggestion is Tonio’s.
* Do we need a committee to help with this? Yes, we will ask for people to sign up at the Annual Meeting. We need brief descriptions prepared for the sign-up sheets at the annual meeting.
* Confirmation of advertisers for the monthly e-newsletter vs. the annual newsletter (as well as payment):
  + E-minder: Danny Payne, Tony Barrows, Bent Prop, Lisa, Diane Corliss, and the Marina
  + Annual newsletter payments – those that got ads, get money to Lisa.

**Newsletters:**

Annual Newsletter: Went out on Jan. 2 (on Dec. 31 the post office was closed at noon)

**Welcome Committee:**

Allison & Lisa will complete the delivery of the welcome packets in January. We will try to recruit new members and re-invest in this committee in the new year. Kathy and/or Lisa will get the list of newcomers to Allison.

**Old Business**

**ROGO Update:**

Covered in Government & Legislative Update

**Next Meeting:**

Next Meeting is Feb. 4th, 7 p.m. at Leigh Anne’s house. (Because of possible construction at Leigh Anne’s house this has been changed to Kathy’s House.)

**Garden Tour:**

Joan is still working with Cindy and BJ on the details of this. Cindy’s lawn is destroyed; Joan will need to work with BJ. Jo is another option.

**Google Storage:**

We need to put things in there from the last year.

**Debrief on Christmas Party/Bike Ride/Judging:**

*Christmas Party*

Ask for feedback from the Christmas party at the annual meeting. There was a complaint about offering of wines/beer. We had many comments on where we hosted the party. We will have a sign-up sheet for signing up the planning committee meeting next year. The contributions were amazing for our Wesley House family, in the past we donated to Keys Kids. We had a significantly larger response.

*Bike Parade:*

Went well; it was chaos, but it is always chaos. Ken was running the gambling game, alone, and it was hard to manage individually. Perhaps a prize for highest number and prize for lowest number. There was a timing issue with the dice game; perhaps a card/poker hand would be better – best poker hand at the end wins. Everyone needs a map (even though everyone didn’t take it); we need to go up and down each street. We need to re-think how to do this; we need to plan it earlier next year.

*Judging of Christmas Lights:*

Do the judging later. It was done on the 17th. The Board felt that it was done appropriately. Lisa will store the major award signs.

**Annual Meeting Planning:**

Location: Bent Prop – we didn’t vote on it before it was put in the newsletter. We held a vote on accepting the Bent Prop as the location of the meeting. [At the time of the meeting, the Bent Prop was proposing to charge us $1300, however, once the Bent Prop realized the length of the meeting and since they are a part of the neighborhood, they are now waiving the rental fee. Kathy said she volunteered to pay for tea/water/etc.]

Kathy will use speaker/mic this year, as some people couldn’t hear last year.

Speakers: Commissioner Lincoln is not able to make it. Sheriff Ramsey is speaking. FWC’s Tom Matthews (spinning fish). Also to see if Dave Dipre will come to a future meeting to discuss. With By-laws, having two speakers is enough.

**New Business:**

**Need to update the minutes on the website:**

Leigh Anne will upload all the minutes ASAP.

Chicken Coop:

Received a complaint about a house on 5th Ave West with chickens and a coop which violates our Deed Restrictions. Kathy has written a letter to the homeowner asking for compliance. Kathy asked for permission to send the letter from the Board. A. Delashmit made a motion, A. Daly seconded. No objections. Motion carried.

Two requests of overgrowth in a canal causing a navigational hazard at 21087 4th Ave & 21076 3rd Ave east. Kathy has crafted a letter to the homeowners. This is a code enforcement issue. Andrew Daly will write a blurb about this for an e-newsletter. Lisa Ferringo suggested a need for a blanket permit from the Army Corp; we need a licensed arborists conduct this type of activity. Andrew Daly will investigate a blanket permit. Karl Kremser made a motion to send the letter and Andrew Daly seconded the motion. Motion was approved by all members.

**Complaints:**

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 letter if necessary. We need 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.

**Early Planning for Next Year:**

Once the new board is elected, we need to discuss:

* What do we want to accomplish for the year?
* What activities do we want to do? Fishing tournament, pig roast, walking costume parade.
* All big activities need to be planned by August, once the new board gets voted in.
* Allison Delashmit asked for board approval to move forward to with the first seminar series, named “Dockside Discovery Series”, bring your seat and drink, we provide the speaker only. List of potential speakers – Dr. Jason Spadaro, Mote Marine Laboratory (Caribbean King Crabs), Beekeeping in the Florida Keys (ask Donna and Greg Daniels), Patrick Garvey from Grimal Grove (Breadfruit) and Maps of the Florida Keys (Brian Schmidt). This would be held on the gravel in the parking lot of the marina, on the same day every month, 6-7 p.m. Would aim for :45 minutes or less, with 15 minutes for Q & A. Thinking the 4th Thursday of every month. Discuss at the annual meeting. Decided to start after the annual meeting with the first one in February.
* Mission/Vision Statement – once we get the new board in place, can we have a statement of why we are here. Starter language provided by Allison was discussed.

This is Kathy’s last year as President; she will start mentoring for anyone interested in being President next year.

**Annual Meeting Discussion:**

Reviewed proposed agenda:

Welcome, Speakers, Government & Legislation (Andrew), Treasurer’s Report (Lisa), Building Committee (?), Old Business (what we’ve accomplished this year & renewal of Deed Restrictions), New Business (Committees – Call to join & By-Laws)

Nominations from the floor: We have had that happen when there’s not been enough people to fill the slate and people have volunteered.

Feb. 1 Annual Meeting starts at 1, Doors open/Registration opens at 12:30

Committee Table & General Suggestions Box (Annual Meeting, Christmas Party, Desired Activities/Suggested events**)**

**By-Laws:**

*Vote on approval of all changes. If majority does not agree, we will allow everyone to vote on each article separately.*

* Two ways to do this: One vote sheet for each article and a vote or all articles on one sheet and a vote. Cannot use voice or hands because it’s one vote per family; name and address on that piece of paper; Kathy will send it out to the Board in advance.
* How do you ensure one vote per property owner/family? Name/address on ballot.
* We will need paper copies of the red line available at the meeting.

*Allow for comments on each section.*

*Stuart from Sugarloaf will count the votes****.***

*Are we going to allow non-members to come in? People will have to become members to join the meeting was the decision after some discussion.*

*Could the Feb e-minder come out a day early so there is a reminder that the Annual Meeting is tomorrow? Ask in the social e-minder for January if people haven’t received the annual newsletter, to contact the Board.*

*Is the Annual Newsletter on our website?* Leigh Anne will put PDF of Annual Newsletter on the website. Leigh Anne could email the redline copy out to members prior to the meeting. Can we put something on the bulletin board?

Deed restrictions – we need to address how we will respond to the big issues around the deed restrictions. As a Board, we must decide if that is something we need to respond to them. Our failure to address one issue does not excuse addressing another.

**Preplanning meeting on Tuesday, 1/28 at 6 p.m. at Kathy Neimann** Prior to the meeting, we all need to read the by-laws with comments prior to that meeting. See Addendum A.

**Open Discussion**

None.

**Adjournment**

Andrew Daly made a motion to adjourn; Lisa Ferringo seconded. Motioned carried. The meeting was adjourned at 9:05 p.m.

Notes provided by Director, Allison Delashmit on 1/20/25.

**Addendum A**

**Final Planning Details for Annual Meeting**

**1/28/25 at 6 p.m.**

**Location: Kathy’s House**

**Call to Order**

Meeting was called to Order at 6 p.m.

**Roll Call:**

**Present**: President Kathy Niemann, Treasurer Lisa Ferringo, Corresponding Secretary Leigh Anne Schuler, Andrew Daly, Joan Kegerize, Ken Wente, Karl Kremser, Rob Blair Allison Delashmit

**Approval of the ByLaws:**

ByLaws: Kathy asked for a final motion of the approval of the newly drafted ByLaws as proposed by the ByLaws Committee and reviewed by the Board. Allison Delashmit made the motion to approve the drafted ByLaws to put in front of the membership for a vote for approval at the Annual Membership Meeting. Lisa Ferringo seconded. No objections, motion carried.

**Review of Agenda for Annual Meeting:**

**Welcome:** Kathy

Introduction of Sherriff: Kathy

**Sherriff Ramsey, MCSO**

Introduction of Tom Matthews: Allison

**Tom Matthews, FWC**

**Government & Legislation Review:** Andrew

**Treasurer Report**: Lisa

**Building Committee:** Kathy

**Entertainment & Newsletter:** Leigh Anne

**Old Business**: Kathy

* Accomplishments:
* ROGO
* Renewal of Deed Restrictions

**New Business:**

Allison -

* Committees
* Call for Input
* Next year’s events

Kathy –

* ByLaws Explanation
* ByLaws Vote
  + Ballot if needed

**Election of New Officers:** Kathy

* Introduction of Current Officers, Introduction of Current Directors
* Introduction of Proposed Slate, Introduction of those running; Nominations from the Floor
* Vote(Stuart from Sugarloaf will count votes)

**Closing Remarks:** Kathy

**Adjourn:** Motion

Action Items for Annual Meeting:

* Lisa will collect payments and confirm membership at door
* Kathy to create a check-in/sign-in sheet that confirms email address on file with an area for approval to email annual newsletter next year
* Leigh Anne/Kathy will provide Lisa with the 1) Agenda 2) Red-Line ByLaws Document 3) ByLaws Ballot and 4) Election of Officers/Directors Ballot for printing. Lisa will print 105 of each to bring to the meeting.
* Leigh Anne will create sign-up sheets for each committee with separate clipboards
* Kathy to bring empty cards and suggestion box
* Allison will post info on the Facebook page about the Annual Membership Meeting
* Kathy will do all the thank yous to volunteers & Bent Prop (acknowledging the use of the space for free)

**Current Directors to report to the Bent Prop at 12 p.m. for setup and final prep.**

**January Minutes**

Motion was made to approve January Board Meeting Minutes by Rob Blair. Seconded by Lisa Ferringo.

**Adjournment**

Andrew Daly made a motion to adjourn; Lisa Ferringo seconded. Motioned carried. The meeting was adjourned at 8:23 p.m.