

Photo & newsletter design by Leigh Anne Schuler

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*Cudjoe  
Gardens*

CGPOA  
P.O. BOX 420121  
Cudjoe Key, FL33042



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## Welcome!

*Kathy Winters*

The board wants to say welcome to the neighborhood. You will find this is a great place to live, laugh, and enjoy life. We hope that you are getting settled into your new homes and getting to know your neighbors. We can't wait until we are free to gather together again, share an adult beverage and each other's company at our monthly happy hours. The board wants to encourage you to join in the activities of the neighborhood as soon as we begin again.

This is a great time to get to know your neighbors and find out what Cudjoe Gardens is all about. We would also like to encourage each of you to join our association if you have not already. The form is attached in this newsletter. You can complete the information and bring it to the annual meeting or put it in the mail. We would also like to encourage you to join the board. New ideas and new perspectives are always needed and appreciated. One last thing, a new directory should be available soon. This is a great way to find the names of the person you see all the time and can't remember their names.

For those of us on the board that are permanent residents, we want to welcome back our winter neighbors. We have missed you. Things are a little quiet in the neighborhood right now but that will change soon hopefully.

We look forward to seeing everyone at the annual meeting in January.

~ Cudjoe Gardens Property Owners Association.



## Welcome New Neighbors

Louis Longie & Cindy Hamphill	265 Sawyer Dr
Robert & Mary Loomis	21052 6th Ave E.
Mark & Sarah McLamb	20986 2nd Ave W.
Douglass McNabb	744 & 755 Sawyer Dr.
Robert Rogen Moser	56 Colson Dr
Mark & Mary Plooster	773 Pattison Dr.
Joseph Urbaovitch & Marjorie Meade	20972 6th Ave W.
Oliver & Krystal Dittus	440 Pattison Dr.
Susan Hewling	715 Sawyer Dr.
Keith & Roz Kolodezej	20721 2nd Ave. W.
Ruben & Anabel Sanchez	357 Sawyer Dr.
William Stinson	235 Sawyer Dr.
Bill and Mary Vanderburg	20995 2nd Ave. W.
Daniel & Kristie Via	21088 4th Ave W.
Jaret Williams	20736 5th Ave W
Brian Zimmerman	21051 6th Ave E.
Carlos Juan De Ona	286 Colson Dr.
Robert Trumball & Ellwyn Reynolds	20730 1st Ave. W.
Nancy Brown	20920 5th Ave. W.



## Musing from a New Resident

*by Kathy Winters*

As I look back on my first year as a permanent resident of Cudjoe Gardens, I realize what a wonderful decision we made when we decided to buy our house in Cudjoe Gardens. There is not a better neighborhood in this part of the world. David and I lived in Chattanooga, Tennessee before moving here. Chattanooga is beautiful and we lived on a lake with a view that was wonderful. So why leave that and make this move? I could say cold, but like I said, we escaped every winter and rented here. No, the answer is much simpler. It is you, the neighbors. You have welcomed us and made us feel at home.

When asked to be on the board, I thought they were kidding. I was a newbie. Maybe that was the reason. I have a different perspective and sometimes that is a good thing. Sometimes, maybe not so much. I probably have said stupid things. Sorry guys and thanks for not making a big deal of it. What have I learned being on the board? First and foremost,

actions taken are driven by the residents. Unlike the television ad, the board does not go out and look for things wrong. I don't think we have cut down any flowers or mailboxes. We wait for you to bring the concerns to us. Secondly, the CGPOA is deeply involved in the community. We try to stay abreast of what is happening in our community that would negatively affect our neighborhood and look for ways to help in the mitigation. This is such a nonvisible activity. Lastly, we try to build a sense of community though our get togethers and social events. To be socially conscious, we have limited those but there will come a time when we can have those "happy hours" and neighborhood parties again. I for one sure miss them.

Lastly, let me say "Stay or Get Involved." The neighborhood needs each of you, even the newbies. If you are looking for ways to get involved call one of the board members. You can always call me at 423-605-4183.



## Treasurer's Notes

Andrew Daly

As a snapshot, our checking balance as of 10/31 is \$14,260.99. Our money-market balance is \$41,957.64, for a total asset balance of \$56,218.63. A full end-of-year report will be available at the Annual Meeting, on January 16, 2021.

### Important Contacts:

Cudjoe Sheriff Station	keysso.net	305-745-3184
Fire/Rescue Cudjoe Key	monroecountyem.com	305-745-9014
Sugarloaf Fire Dept	monroecountyem.com	305-745-4001
Crime Stoppers	crimestoppersusa.org	800-346-8477
Monroe County Sheriff's Office	keysso.net	305-292-7000
Florida Highway Patrol	flhsmv.gov	305-286-2600
Lower Keys Medical Center	lkmc.com	305-294-5531
National Weather Service	weather.gov	305-295-1316

### Ruin a Bad Guy's Day



**IF YOU SEE  
SOMETHING  
SAY  
SOMETHING**

Report Suspicious Activity

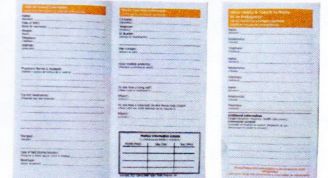
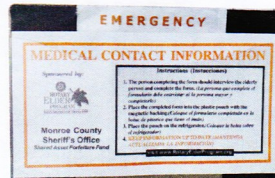
**305-745-3184**

## Notes from the Sheriff's Station

Jo Socha



- The Sheriff's office is here for you! If you see something that is not right call us 305-745-3184, don't wait until the next day.....**CALL WHEN YOU SEE IT.**
- I would like to introduce our newest additions to the Cudjoe station: **Captain Patty Thompson and Lieutenant Tom Walker.** You will have a chance to meet them at the annual Snow bird meeting, along with the Sheriff Rick Ramsay.
- Captain Thompson and Jo Socha will be working on a project to get pictures of pets and keep them so if your pet gets loose we can **BOLO BE ON THE LOOKOUT** to find your baby or if we find a pet the deputy will be able to go through the pictures and find out where he belongs. *Watch the eminder or for signs at the Station.*
- Please remember... Yard waste does not get blown into the canal, it's against the law.
- We have a few refrigerator Medical Information magnets left at the station if you need one.



## "One Stop Moving Shop"



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The Lower Keys**



# The Rain Year in Cudjoe Gardens

By Randy McDonald

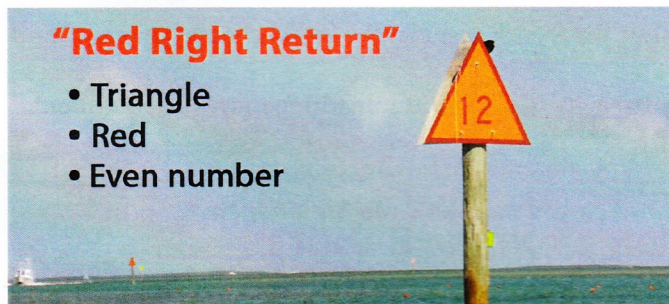
Most of you see my monthly report of rainfall in the Gardens, but what goes into bringing you the numbers each month? I have been a member of the Community Collaborative Rain, Hail and Snow network since October 2007. Since then I have submitted daily or multiple day reports totaling 628.69 inches of rain in over 4500 reports in the last 13 years. I use a special rain gauge that is accurate to a hundredth of an inch. Here is some

Month	Last Year	30 Year Average
October 2019	3.99"	4.63"
November	1.06"	2.23"
December	4.96"	1.95"

## Boaters Notice

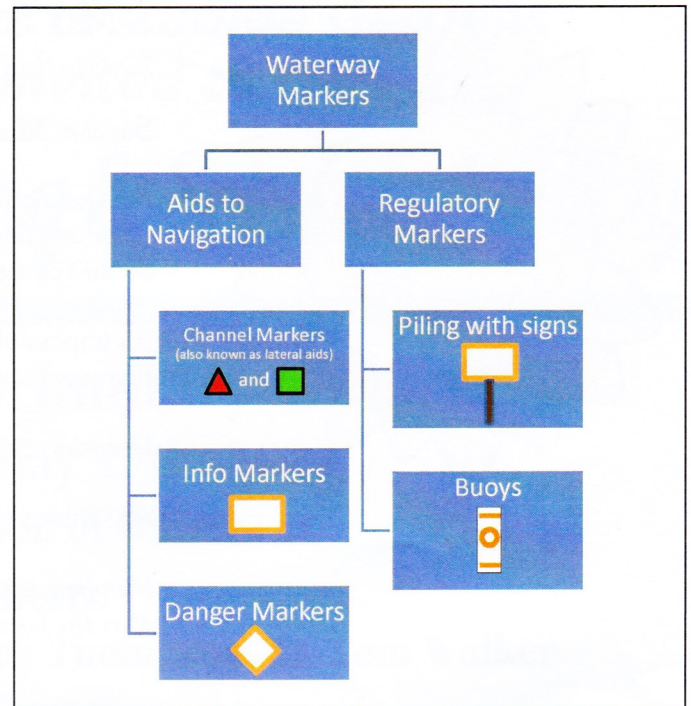
by Andrew Daly

For you boaters out there: please let me know if you see any aids to navigation in Cudjoe Bay off-station (our buoys), or daymarks that are damaged or in poor condition. The Coast Guard has responsibility for aids to navigation from our entrance through Daymark #10. The County has responsibility from Daymark #11. We (Cudjoe Gardens POA) are responsible for the buoys marking the "sailboat channel" and portions of the channel leading to the marina. I will be happy to notify the responsible parties if you see any discrepancies (for instance, #10 is in bad shape). Please contact me at [cdaly31867@aol.com](mailto:cdaly31867@aol.com).



### "Red Right Return"

- Triangle
- Red
- Even number



## Come do your Gift Shopping wth Us!

- Nautical Ornaments
- Zen by Karen Moore Jewelry
- Yeti
- T-Shirts
- Costa & Maui
- Coming Soon:**
- Frozen Seafood
- 5lb Bags of Key West Pinks
- Lobster Tails
- Other options based on availability

**Cudjoe Gardens Residents Get 10% Off Any Item!**

*(excluding fuel)*

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CudjoeGardensMarina.com





# SMILE

by Cindy Dresow

Support, Motivate, & Improves Lives Everyday

My Dad reminded us often that  
 “The one thing everyone can do to improve their appearance,.....and it doesn’t cost a thing.....is to SMILE”.

It’s impossible to be grumpy with a smile on your face.  
 If you see someone without a smile, give him one of yours.

Use your smile to change the world; don’t let the world change your smile.

This Bible verse should give us all a lift, and something more to smile about:

*Numbers 6:25*  
 May the Lord smile down on you and show you his kindness.”



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- 2 Full Time Buyers agents.
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- 1 Lisa Ferringo, as your full time Listing Agent, will focus her time on finding the buyer for your home and negotiating for You so you can obtain the highest price possible in the shortest amount of time.

*No Single Agent could ever give you the level of service that the Lisa Ferringo Group can offer.*

### The Results

- Sold 46% of all homes in Cudjoe Gardens To-Date This Year!
- Had the 2 Highest Price Sales in Cudjoe Gardens this Year!
- 34 Sales over \$1 Million in 2020!
- Over 100 sales totaling over \$100 Million in 2020. No other Residential Realtor has ever accomplished this or come close!
- Lisa also had the Highest Price sale ever on Duck Key at \$5,430,000.
- The 4 Highest Price Sales to Date in Sugarloaf Shores this Year!
- The Highest Price sale on Ramrod Key this Year!

### How did she do this?

*Having a full service team with 2 buyers agents allows Lisa to focus her time on getting your property SOLD vs. spending time finding buyers a home.*





**All residents of Cudjoe Gardens  
are invited to our**

# **Annual Meeting & Snowbird Party!**

**3:00 PM on Saturday January 16, 2021**

**Rain Backup Sunday 17th, 2021**

**Meeting & Election of Officers**

**Special Guests:**

**Sheriff Rick Ramsay, Captain Patty Thompson, Lt. Tom Walker**

This year, due to COVID restrictions, we will not be serving food. You are welcome to bring your own beverages and snacks for yourself, there will be no sharing. Tents will be set up and chairs will be socially distanced. The meeting will be held on the street in front of Jo Socha's house, 20750 First Ave W. Masks are required to enter.

*For parking efficiency, please consider walking, bike riding, carpooling, and, please follow the directions of our esteemed Director of Parking: Rich Schugar.*

**CGPOA Dues:** Dues of \$75 for calendar year 2021 are payable now.  
To VOTE for new officers & board of directors, your CGPOA membership must be current (2021).  
Please see next page for membership application and Board of Directors ballot.



## **Graphic Design & Promotional Products**

### **Graphic Design**

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# Cudjoe Gardens Property Owners Association (CGPOA) Application

**Show your support! Join or renew your membership, just \$75/year**

To VOTE for new officers & board of directors, your CGPOA membership must be current (2021).

You may pay online at <https://cudjoegardens.org/>

OR Send check payable to:

CGPOA, P.O. Box 420121, Cudjoe Key, FL 33042

You may also pay your dues at the Annual Meeting/Snowbird party Jan. 16th.

**Privacy Statement:** This is to help you understand the information we collect and why we collect it. The POA Board sends monthly newsletters via e-mail only, and occasionally e-mails updates more frequently. The Board mails the year-end Newsletter. In addition, we print a Community Directory from time to time. If requested, the CGPOA Board will not print e-mail addresses or other contact info you provide in the Directory. We will use the information only to send you information of interest to our community. Your information is not sold to a third party nor is it used to solicit private interests.

Include this info in the Cudjoe Garden Directory?

Name(s): \_\_\_\_\_  Yes  No

Cudjoe Gardens Address: \_\_\_\_\_  Yes  No

Phone Number: \_\_\_\_\_  Yes  No

Out of Town Address (if applicable) \_\_\_\_\_  Yes  No

Preferred Mailing Address:  Cudjoe Key  Out of Town

Preferred E-Mail Address: \_\_\_\_\_  Yes  No

Additional Email Address: \_\_\_\_\_  Yes  No



**Yearly Vacant Lot Maintenance Program** is also available for standard lots in maintainable condition.

**Member Cost:**  \$200 per lot **Non member cost:**  \$275 per lot, \$200 each additional lot.

Please note: This is a general up-keep program for vacant lots, not a monthly lawn service. For any questions concerning lot maintenance, contact Pete Pedersen at 305-744-9802.

## CGPOA Board of Directors Ballot



The board consists of 5 Officers and 6 Directors. All are volunteer positions. Please mark an X by your selection and

return with your membership renewal.

The board is always looking for new people to participate. This is your opportunity to support your neighborhood. **Please write in your name for any position you volunteer for.**

- President:** \_\_\_\_\_
- Vice President:** \_\_\_\_\_
- Corresponding Secretary:** Ken Kurdzeil, 6th Ave. E (incumbent)
- Recording Secretary:** Cindy Dresow, 7th Ave. E (incumbent)
- Treasurer:** Andrew Daly, 2nd Ave W (incumbent)
- Director:** Mary Bell, 7th Ave W (incumbent)
- Director:** Greg Daniels, 6th Ave W (incumbent)
- Director:** David Dornseif, 7th Ave W (incumbent)
- Director:** Kathy Niemann, 6th Ave W (incumbent)
- Director:** Leigh Anne Schuler, 1st Ave E
- Director:** \_\_\_\_\_
- Write In:** \_\_\_\_\_





## Join Your Property Owners Association!

As a property owner in Cudjoe Gardens, you are invited to join the Cudjoe Gardens Property Owners Association (CGPOA). Your participation is essential to the ongoing success of the association and vitality of our neighborhood. For additional community resources go to [www.cudjoegardens.org](http://www.cudjoegardens.org) and like us on Facebook. Your membership supports the following association activities:

### CGPOA Community Collaboration

- Monitor & represent CGPOA resident interests in current Affordable Housing Planning
- Testing of canal water
- Replacement of new canal markers
- Offers Vacant lot maintenance for a nominal fee
- Member newsletters
- Monthly email announcements keeping you informed about what's happening in the community
- CGPOA web site which provides bylaws and deed restrictions
- Attend & Represent the community at meetings for County, State & Federal issues impacting our neighborhood
- Monthly CGPOA Board Meetings (currently on ZOOM only)
- CGPOA Annual meeting. All property owners are encouraged to attend. The meeting is held in January.
- All social events (except Annual meeting) have been suspended due to Covid 19.

If you are interested in volunteering for a community function, mailings, or participating on any adhoc committee contact any Board member or indicate on the CGPOA membership form.

## Letter of Resignation

by Rich Schugar

Cudjoe Gardens neighbors,

After serving on the Board for 5 years I have decided to relinquish my Directors position. I had planned on withdrawing last year but so many other Directors moved or resigned that I felt obliged to continue one final year. Nita, who recently retired, and I have plans to do some traveling which we postponed a year due to Covid-19. We spend summers in Denver and will be away from the Keys for more than just 3 months. Someone else must fill the vacancy I will be leaving.

During my tenure I have been responsible for judging the Christmas decorations with Randy McDonald and Pete Pederson, maintaining the March Madness signs, directing traffic at the Annual Meeting, and writing articles for the eMinder and Annual Newsletter. Most importantly is participating in the monthly meetings and giving input to issues which arise. I've represented Sawyer and Colson and it would ideal if someone from this side would assume my position to give us representation on the Board.

*"Now is the time for all good men (and women) to come to the aid of their party."*

## 2020 CGPOA BOARD OF DIRECTORS

President: Greg Daniels  
(305)407-4009  
[captgregdaniels@aim.com](mailto:captgregdaniels@aim.com)

Vice President: Vacant

Recording Secretary: Cindy Dresow  
(305) 744-0558  
[cindy.dresow@gmail.com](mailto:cindy.dresow@gmail.com)

Corresponding Secretary: Ken Kurdziel  
(305) 767-1771  
[kurdziel@totalspeed.net](mailto:kurdziel@totalspeed.net)

Treasurer: Andrew Daly  
(305) 797-0345  
[Cdaly31867@aol.com](mailto:Cdaly31867@aol.com)

Director: Mary Bell  
(312) 810-8282  
[marycbell@live.com](mailto:marycbell@live.com)

Director: David Dornseif  
(312) 810-2222  
[davdd11@yahoo.com](mailto:davdd11@yahoo.com)

Director: Walt Drabinski  
(305) 394-0784  
[keyswalt@gmail.com](mailto:keyswalt@gmail.com)

Director: Kathy Niemann  
(423)605-4183  
[Kathy-winters@utc.edu](mailto:Kathy-winters@utc.edu)

Director: Richard Schugar  
(303) 218-8285  
[drhockeywest@yahoo.com](mailto:drhockeywest@yahoo.com)

Asst. Director:  
Randy McDonald (Canal Water Sampling)  
(305) 587-0690  
[randalmcdonald@earthlink.net](mailto:randalmcdonald@earthlink.net)

Asst. Director  
Debbie Saavedra (eMinder)  
(813)924-4327  
[hotdawgs22@gmail.com](mailto:hotdawgs22@gmail.com)

Asst. Director:  
Jo Socha (Neighborhood Watch)  
(305) 393-2466  
[jojsocha@gmail.com](mailto:jojsocha@gmail.com)



## The Early Years in Cudjoe Gardens

(Excerpt from an article by John Viele)

In 1976, there were about thirty or forty houses in the Gardens. All except a few were located on the east side of Drost Drive plus about a dozen between Sawyer Drive and Colson Drive. There were no houses, no utility poles, and very little else on 8th and 9th Avenues. You could see the American Shoal Lighthouse from 7th Avenue West. All the canals had been dug except those on the west side of Drost Drive between what is now 1st and 5th Ave's W. That area, still in its natural state, was covered with mangrove thickets and shallow tidal swamps.

To give the canals smooth sidewalls, trenching machines cut ditches on both sides before any digging took place. Next, dynamite charges loosened the material in between the sidewalls. The excavators planted the dynamite sticks in a series pattern so that they exploded in a ripple fashion instead of a single large blast. A dragline operator would then dredge out the limestone rubble and deposit it in large piles alongside the canals. Later bulldozers spread the fill to create new higher land as a base for home construction. Vincent Drost, the man with the vision for Cudjoe Gardens, was careful to prevent silt from spreading into Bow Channel as the canals were being dug. In 1976, there was a "plug" at the northern end of the perimeter canal (7th and 8th Ave's W) installed for this purpose.

Drost was determined to make his development a true garden spot. He carefully preserved all the native trees and discovered that even if they were covered with fill from the canals, they would continue to thrive. He planted native palm trees at the boundaries between lots and tied mangrove seed pods (called "cigars") to the rocks along the outer edge of the perimeter canal which took root and grew to form an attractive mangrove border.

Billie Drost, Vince's wife, approved all plans for homes in the Gardens, and was sometimes contracted to design and draw plans, and oversee construction for Cudjoe Gardens homes. While waiting for the builders to finish, some early residents rented temporary quarters in the "Flagler" house on US 1 and the Club 800 (now a restaurant) next to the marina.

With so few residents, everyone knew everyone. If someone gave a party, just about everybody in the Gardens would be there. The Club 800 was completed in 1974 and before it was leased to restaurant operators, Garden-wide parties would be held there on holidays. Other local eateries like Captain Eddie's Fish Basket (now Mangrove Mama's), Pieces of Eight (was Coco's Cantina), and the Sandpiper Bar (was the Old Road Cafe) were places where hermit crab races were held every weekend and just about everyone came with their favorite crab.

In the late 1970's, a group of resident boat owners, tired of running aground trying to find their way into the Gardens, banded together to install markers along the natural channels. Working from a homemade catamaran, they pounded rebar into the bottom

## Unique Christmas Gifts!

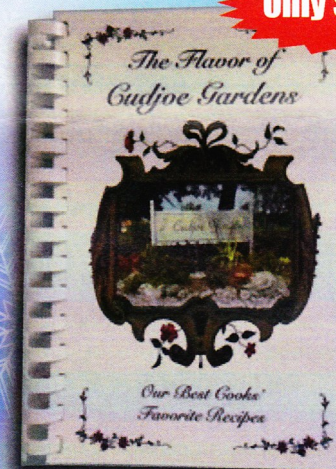
Why not create a basket of goodies or ingredients with this terrific cookbook?

It includes John Viele's history of Cudjoe Gardens, 8 vintage photos, 8 pages of helpful hints, 14 pages of napkin folding, equivalency charts, measurement substitutions, calorie counting, cooking terms and more all in "THE FLAVOR OF CUDJOE GARDENS".

Our beautiful Cudjoe Gardens Cookbooks, with over 420 yummy recipes from our best cooks will delight your friends and family.

Phone Cindy Dresow at 305-744-0558 or email to [cindy.dresow@gmail.com](mailto:cindy.dresow@gmail.com).

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of the water, lowered PVC pipes over the rebar, and then poured cement down the pipe. Red or green signs, as appropriate, were fastened to the top of the PVC pipes. These markers served their purpose well until the County installed regular channel markers in the 1990's.

Much has changed in the forty years that have passed. Many of these changes have been for the benefit of everyone, such as growth and development of The Cudjoe Gardens Property Owners Association. Cudjoe Gardens remains one of the finest places to call home in the Florida Keys!

John Viele is a retired naval officer, former submarine commander and Cudjoe Gardens longtime resident. He served as history editor for a resource textbook on the history and environment of the Florida Keys prepared for Monroe County public school teachers. John has also written *The Florida Keys "A History Of The Pioneers"*, *The Florida Keys Volume 2: True Stories of the Perilous Straits*, and *The Florida Keys Volume 3: "The Wreckers"*.



## Starting an Art Gallery

Mary Bell, Director CGPOA

In 1976 I was living in Chicago and had been working in an upscale Michigan Avenue art gallery for three years. I was the girl Friday and my salary was commensurate with that position, but as a single mother of my young daughter I needed to make more.

I had an idea: I would work out of my apartment as an Art Consultant, this would keep my overhead low and I could be there for my daughter. Mary Bell Galleries was born funded by a \$4,000 loan from my parents. To get business I called on corporations and interior design firms that decorated corporate office space.

My little business grew and thrived for 30 years, in that time I created art programs for many major corporations, McDonalds Corp, Hyatt Hotels, IBM, United Airlines, Motorola and BP to name a few and opened a public gallery in the River North Gallery District where I showed talented artists from around the U.S. and Europe.

### Elizabeth Querbes Entenmann, CFP®, CPFA

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Wealth Management Advisor  
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elizabeth.entenmann@mfl.com  
www.fa.ml.com/EntenmannMcClendon



#### Property Owner's Concerns:

If a property owner has a specific concern, it must be mailed to the Cudjoe Gardens Property Owners Association (CGPOA) or given to a Board Member in writing. It will then be discussed at the following Board of Directors Meeting and kept on record. Please mail any correspondence to: CGPOA, PO Box 420121, Cudjoe Key, FL 33042.



## THE KAREN HAACK TEAM

O: 305-872-5279

M: 305-872-8056

F: 305-872-4220

keyskaren@aol.com

www.RentalsFloridaKeys.com

www.KarenHaackTeam.com

29967 Overseas Highway

Big Pine Key, FL 33043



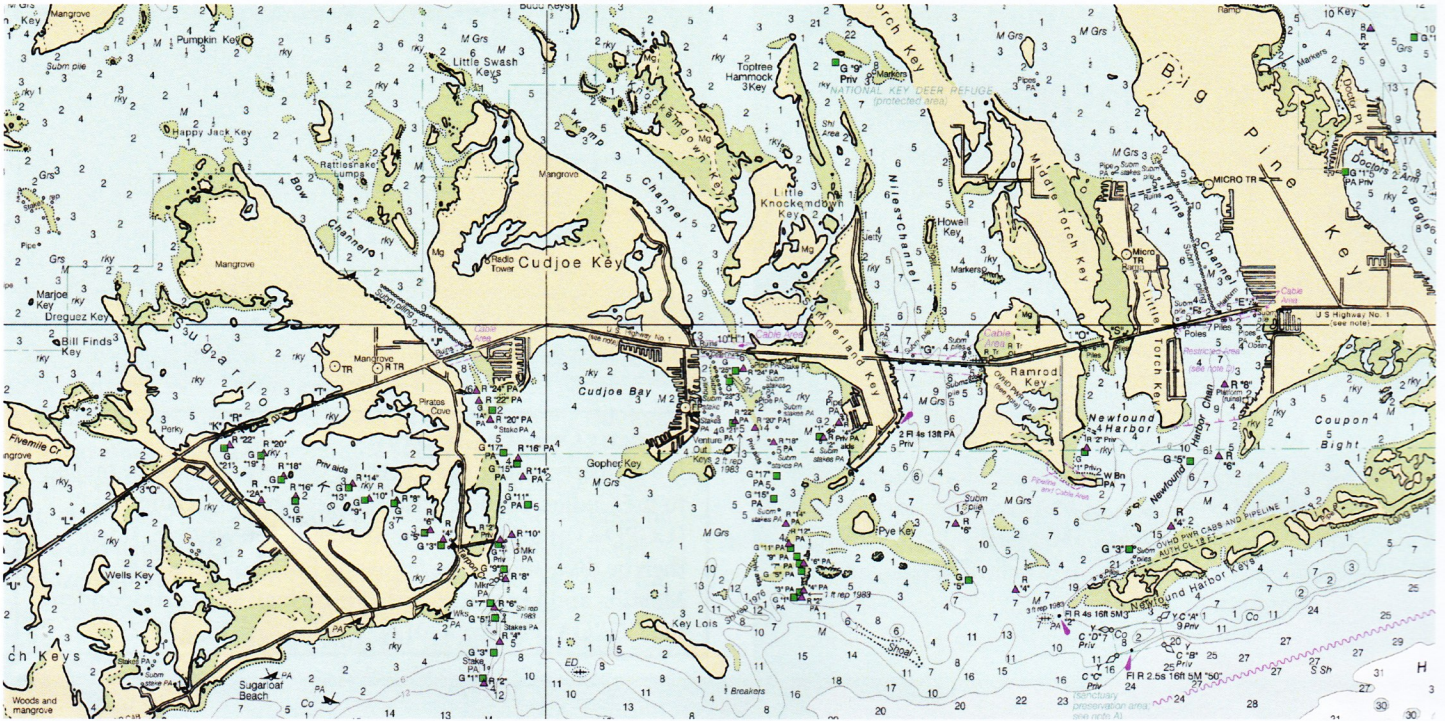
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*Each office is independently owned & operated.*



# Nautical Map of the Waters Surrounding Cudjoe Key



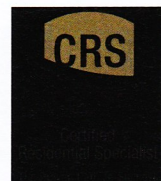
## PATTI NICKLESS GROUP

SELLING THE KEYS SINCE 1989

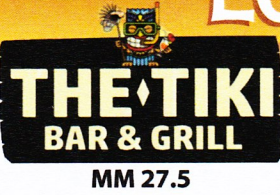
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# LOOE KEY TIKI BAR



**Jalapeno Shrimp \$12.99**  
6 Shrimp stuffed with jalapeno cheddar cheese

**Crab Stuffed Shrimp \$16.99**

6 jumbo Gulf shrimp stuffed with lump Bluecrab meat and your choice of 2 sides.

**Shrimp Scampi \$19.99**

Savor our delicious shrimp scampi, sauteed in a garlic wine sauce tossed with fresh chives, tomato, over angel hair pasta.

**Crab Stuffed Mahi \$19.99**

Butterflied Mahi Mahi fillet stuffed with lump Bluecrab meat, broiled in a butter and garlic sauce.

**Stuffed Chicken Breast \$16.99**

Marinated chicken breast stuffed with cream cheese and fresh chives, wrapped in bacon with your choice of 2 sides.

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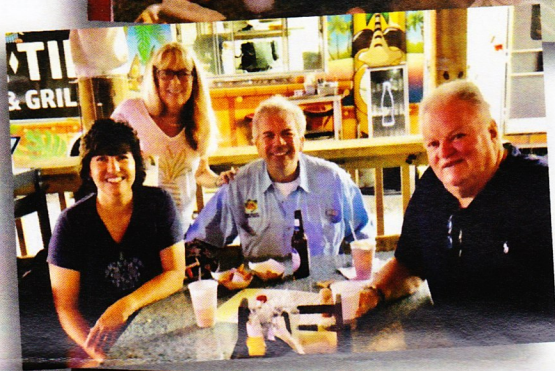
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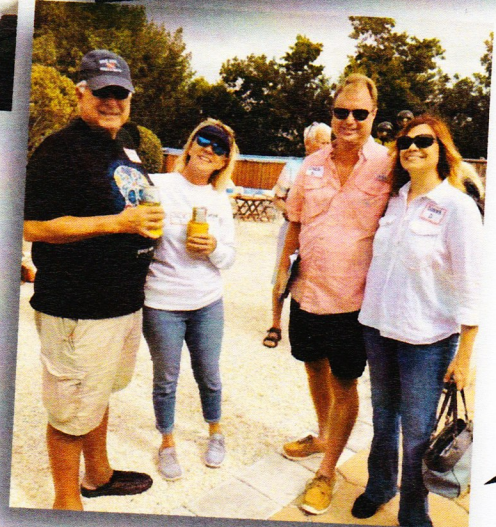
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# Happy Hour at Looe Key Tiki - January 16, 2020



# Cudjoe Gardens Annual Snowbird Party - January 26, 2020





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