

# Cudjoe Gardens

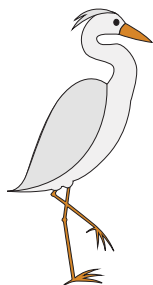
ANNUAL NEWSLETTER 2023



Photo & newsletter design by Leigh Anne Schuler

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*Cudjoe  
Gardens*

CGPOA  
P.O. BOX 420121  
Cudjoe Key, FL33042



## Welcome!

Kathy Niemann, President CGPOA

Hello Everyone,

It is that time again for our annual newsletter. Where has the last year gone? As I sit to write this it seems as if I did it yesterday and yet so much has happened since last year. If you are new to the neighborhood, welcome. I hope you are enjoying your new home in Paradise and have met lots of neighbors. If you have been gone for the summer and are back with us or plan to be soon, welcome back. If you are like me and this is your year-round home, you are also welcome.

As President of the property owners' association, CGPOA, I want you to know the association has been busy. I would like to tell you some of the things that we have accomplished this year on your behalf ranging from safety to beautification issues. From a safety point of view, we contacted the sheriff's office and had officers and decoys put on Drost to help with the speeding. There is more to come on this issue. Working with code enforcement and the individuals involved, we resolved the issue of workers and a family living in RVs and shipping containers. We also sent letters to multiple neighbors identifying the need to cut vegetation to ensure safe navigation, installed new no wake buoys in two locations, and plan to install another. There were two reports of trees in the canal. Unfortunately, these are the responsibility of the owner to remove.

Do you know that we monitor the actions of the county for their impact on Cudjoe Key? To give you an idea, this year we have opposed the installation of shallow wells on Marathon, opposed increased density for affordable housing on Cudjoe, and are monitoring the increased size of the cell tower on Cudjoe. Last spring, we added new landscaping to our main entry sign. (On a side note, we are still looking for property on Colson and Sawyer on which to place signs. Your help in identifying those locations is appreciated.) In addition, we had the newsstands that were no longer used, removed from Drost. We have been very busy with the daily operations of the association. One of the big items completed is the hiring of an attorney to serve as our general counsel as well as guide us through the deed restriction renewal. We developed a plan to invest the association's money to get a better return. We approved new houses and denied new house plans for nonconformance to the deed restrictions. We have completed tasks such as redoing the website, working on a new directory, and writing letters to the FWC about lobster gathering off canal walls.

Let's not forget entertainment. The entertainment committee did a great job of organizing our monthly happy hours, the Christmas party, and the annual meeting. Next year, we have plans for events all spring when most of us will be here.

Our most important take this year is forming a deed restriction committee and developing a survey to gate your opinion on any deed restriction changes necessary. You will see a section on this later in the newsletter. I would like to encourage you to get involved in this process. The deed restrictions keep modular



## Welcome New Neighbors

Aunt S Thu	173 Sawyer Dr
Rudis Castro	Sawyer Dr
Jeffrey Elliott	20822 1st Ave W
Christopher Haack	20761 2nd Ave W
Laren & Heather Tiltmann	20742 2nd Ave W
Frank & Phyllis Duncan	20862 1st Ave W
Whitney Robertson	20650 1st Ave W
Louis & Maria Kasner	20959 5th Ave W
Nanner Hammock LLC	783 Pattison Dr
Karlana Taylor	154 Colson Dr
William & Elizabeth Seviour	164 Colson Dr
Jerry & Cynthia Foster	20926 4th Ave W
622 Sawyer LLC	622 Sawyer Dr
Hornacek Martin V Trust	510 Sawyer Dr
James & Diane Birch	570 Seminole Dr
Matthew & Leslie Crouthers	20844 4th Ave W
Jeffrey M Tomita	21068 4th Ave
Sally J Conrad	20831 8th Ave W
Melissa & Patrick Tewes	20979 5th Ave W
Chad & Maria Galbreath	20730 1st Ave W
Lance A Berman	774 Sawyer Dr
Louis & Laura Bruno	21011 1st Ave E
Samuel Rivera	21054 Overseas Hwy

*Note, we did not intentionally leave out any new residents and would be happy to include you in our next email if we missed your name.*



homes out of the neighborhood. I had an inquiry about such a proposal this year. We have also had inquiries about workforce housing and tiny housing. Our deed restrictions kept all of these out of the neighborhood. Please get involved by completing the survey.

Lastly, I would ask that you consider joining if you have not already. The cost is only \$75 per year. We will need money for attorney fees for the deed restriction renewal in addition to the cost of mailing surveys, this newsletter, and follow up. Later in this newsletter is a renewal form. Please help keep our neighborhood great by joining the association.

## Renter Owners

Here are some reminders for those of you that rent your homes. Remember that you must rent for 28 days, and you cannot allow anyone, including yourself, to use that property in the same month that it is rented. Please remember our canals and fish are sensitive. Please tell the renter, fish parts cannot be put in the canal. Ask the renters to refrain from loud parties after 11 and lastly please ask them to turn off the outside lights when they go to bed. Thank you for helping make our neighborhood the best.



# Deed Restriction Survey:

The following is the first of perhaps multiple surveys to gauge the desires of the property owners in Cudjoe Gardens. The deed restrictions for our neighborhood are set to expire and the Cudjoe Gardens Property Owners Association (CGPOA) are taking the lead in renewing these restrictions. At this point, we are soliciting input from everyone on what you view as changes needed to the current restrictions. You do not have to be a member of the CGPOA to participate; the deed restrictions must be approved by fifty percent of ALL property owners. If we fail to renew our deed restrictions, all restrictions will go away including those that prevent modular homes, tiny houses, and stilt homes throughout the neighborhood. We are soliciting your input on the changes proposed by the Deed Restriction Committee and the CGPOA board. Below please find a copy of the guiding principles the Deed Restriction Committee is using as we work through the process and the first survey. A copy of the current deed restriction can be found on the website; <https://cudjoegardens.org/>.

## Objectives of Committee:

\*Encourage Cudjoe Gardens property owners to actively engage in the deed restriction review process through surveys and transparency.

\*Preserve the integrity of the appearance, upkeep and architecture of Cudjoe Gardens neighborhood set forth in the current deed restrictions.

\*Ensure clarity in the deed restrictions language.

## Survey (please complete and return as directed below)

### Item 3 of Deed Restrictions entitled Setback Lines: (Choose One)

#### Option 1

Keep the current set of setbacks as defined in our Deed Restrictions. Please note that where any setbacks that are less than 25' from the road the language will be changed to 25' from the road as per Monroe County Code.

Yes  No

#### Option 2

Change all setbacks to conform to Monroe County setbacks which are currently 5 feet on one side and 10 feet on the other, 20' from the water and 25' from the road.

Yes  No

### Item 8: Nuisances (Choose One)

#### Option 1

*Keep current wording*

Nuisances: Nothing shall be done on any lot which is, or may become, an annoyance or nuisance to the neighborhood. No horses, cattle, goats, swine, or fowl shall be kept on any lot. Only domestic house pets shall be allowed, and they shall not be raised for profit. Pets must be controlled at all times. In the 4th through 8th additions, clothes lines, garbage cans, and lobster traps (a maximum of two), must be hidden, and line fences and hedges must not exceed four feet.

Yes  No

#### Option 2

*Proposed Change: Remove the last sentence*

Nuisances: Nothing shall be done on any lot which is, or may become, an annoyance or nuisance to the neighborhood. No horses, cattle, goats, swine, or fowl shall be kept on any lot. Only domestic house pets shall be allowed, and they shall not be raised for profit. Pets must be controlled at all times. ~~In the 4th through 8th additions, clothes lines, garbage cans, and lobster traps (a maximum of two), must be hidden, and line fences and hedges must not exceed four feet.~~

Yes  No

### Item 9: Signs

#### Option 1

*Keep Current Wording*

#### Signs:

a. No signs shall be displayed on any residential lot except as follows: For Sale or For Rent signs referring only to the premises on which it is displayed. In the 2nd and 5th through 8th additions subject signs shall not exceed 12" X 12" in size.

Warning signs may be displayed on residential lots in the 8th addition. In the professional block of the original subdivision (1st Avenue East), a small sign listing name and profession only, and using letters not larger than three inches in height by be displayed.

b. No business or commercial sign shall be displayed as follows: Signs on lots fronting on Highway U.S. 1 may be displayed on o advertise a business on said premises or to advertise business or activities withing Cudjoe Gardens. Said signs shall not be larger than 12 square feet and shall be in good



taste. Additionally, any such signs placed on lot 1, block 23 must not block the Cudjoe Gardens sign. A sign designating Cudjoe Gardens with a minimum size of 4 feet long by 3 feet high is permitted. If Club 800 is operated as a private club, it may be included with a Cudjoe Garden sign, but in a smaller size. Any business legally allowed in Cudjoe Gardens may use a rider sign with said signs limited to a maximum of 42 inches by 7 inches in black and white. All signs are subject to approval by the Association.

Keep  Yes  No

### Option 2

#### Suggested Changes

No signs shall be displayed on any residential lot except as follows: For Sale, For Rent, or No Trespassing signs referring only to the premises on which it is displayed. Signs along US 1 and the Professional Block shall not exceed 12' sq. ft. and shall not block the Cudjoe Gardens sign.

Yes  No

#### Item number 12: House Trailers, Temporary or Unfinished Building:

##### Current Language:

House Trailers, Temporary or Unfinished Buildings: No temporary buildings, house trailers, mobile homes, campers, or tents may be placed upon said land., with the exception of campers allowed in the original subdivision and the first through third Additions. In no case may any of the above be used as living quarters.

##### Reward:

No temporary buildings, mobile homes, campers, RV's, motorized recreational vehicles tents, or house trailers are allowed at any time. **Notwithstanding the foregoing, RV's campers motorized recreational vehicles or trailers capable of sleeping** are allowed in the Original subdivision and the First through Third Additions, so long as in no case shall any of the above or anything parked or stored on a property is used for sleeping or residing in.

Please choose one of the following.

### Option 1

- With the exception stated above, campers, RVs, or motorized recreational vehicles may not be parked on the property.

Yes  No

### Option 2

- With the exception stated above, campers, RVs, or motorized recreational vehicles are not allowed and may not be parked on the property except for loading and unloading.

Yes  No

Time allotted for loading and unloading (choose one)

- 72 hours
- 48 hours
- 24 hours

### Option 3

- With the exception stated above, campers, RVs, or motorized recreational vehicles are allowed provided they conform to Monroe County setbacks, are parked next to the house so long as in no case shall any of the above or anything parked or stored on a property is used for sleeping or residing in. with no limitation for loading and unloading.

Yes  No

### Option 4

- With the exception stated above, campers, RVs or motorized recreational vehicles allowed provided they conform to Monroe County setbacks, are parked next to the house so long as in no case shall any of the above or anything parked or stored on a property is used for sleeping or residing in. and will be allowed to be parked in front of the house for loading and unloading.

Yes  No

Time allotted for loading and unloading (choose one)

- 72 hours
- 48 hours
- 24 hours

### Additional Items of Concern:

The committee recognizes that we may have missed an item that is of particular interest to you. Please use the following space to identify any such missed concerns. We are looking for changes that the majority of individuals identify and stand a good chance of passing the fifty percent threshold. As you do so, please remember, we cannot make the restrictions more restrictive. Please list specific items in the deed restrictions that you would like addressed and the proposed changes.

Return this survey to Jean Mirabal at [Mirabal.5@hotmail.com](mailto:Mirabal.5@hotmail.com) or 20878 5th Avenue West, Cudjoe Key, Florida 33042





# Come See What We Bring to the Table!

Wood-Fired Grill  
Steak • Seafood

## BROIL

*Small Island Steakhouse*

(305) 741-7879

21611 Old State Rd • Cudjoe Key  
broilsteakhouse.com

### Hi Cudjoe Gardens Friends & Neighbors!

For those of you I have not yet had the pleasure to meet, I would like to introduce myself. My family and I live at 20889 7th Ave West, here in our beautiful Gardens! We moved from Sugarloaf Key almost 1 year ago and absolutely love it here! I am originally a Southern North Carolina girl, attended UNC, equestrian, adventurer, and retired athlete. I am the Head Coach for the Girls Weightlifting Team at KWHS, a volunteer for the KW Mounted Patrol caring for our stoic and majestic police horses, a Children's Book Author of a new series, and my main profession is a Realtor with Berkshire Hathaway HomeServices Keys Real Estate | Knight & Gardner Realty

I am proud to say I am in the top 5% of the agents in the entire Florida Keys. I love everything I do and give it all my very BEST! My motto is "Your Agent...Your Results!" And "Kindness Always!" I am right around the corner, willing to help you with preparing for selling your home, and or buying a new home.

- 1st Step is assessing your home and giving recommendations on what needs to be done for it to be show ready to get Top Dollar
- Helping with cleaning out and decluttering in preparation to put it on the market
- Meeting with people for any work needing to be done
- Staging
- Professional pictures and drone shots
- Being present for every showing
- Negotiating for the best offer, with hopefully Multiple Offers!
- Closing and making you more money right now than ever since this Market is still HOT!

I have even been known to buy a new washer and dryer to help make a deal go thru! I am here for YOU...Anytime, any day, just give me a call 305-906-0144. See you in the Gardens!!

BERKSHIRE HATHAWAY | Keys Real Estate  
HomeServices Knight & Gardner  
Realty



**Stacey Pillari**  
Realtor®

Keys Real Estate  
Knight & Gardner Realty  
336 Duval Street  
Key West, FL 33040  
305.906.0144 Cell  
305.294.5155 Office  
stacey@keysrealestate.com

## 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 (in person and on Zoom)
- CGPOA Annual meeting. All property owners are encouraged to attend. The meeting is held in January.

*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.*

## Treasurer's Notes

Hello Cudjoe Gardens Neighbors,  
CGPOA will end the year with about \$5,500 in profit. Our income as of November 30, 2022 was \$8,445 but December has more income coming in for newsletter ads. Expenses as of November 30, 2022 were \$3,148 which will end up being a few hundred dollars more for Christmas Party expenses. Our bank account balances as of November 30, 2022 is \$10,600 for our checking account and \$52,965 for our money market for a total of \$63,565.

*Lisa Ferringo - CGPOA Treasurer.*

## DOGS – DOGS – DOGS

We do love our dogs in Cudjoe Garden. BUT we do not love their poop on our roads and yards. I know we all get caught out with our dogs and go to pick up after them to find our bag holder is empty or we forgot our bag. If you find yourself in that situation, just ask someone walking their dog, they will be glad to give you a bag. If you see someone who does not have a bag, please offer them one. For those of you that rent your house, please, please put a note in the house letting the renters know their dog must be on a leash and they must pick up after them while walking. Better still, leave a roll of doggie bags for them. This simple measure helps to keep our canals clear and beautiful.



## 2022 CGPOA BOARD OF DIRECTORS'

President: '  
Kathy Niemann  
(423) 605-4183

[Kathy-winters@utc.edu](mailto:Kathy-winters@utc.edu)

Vice President:  
Mary Bell  
(312) 810-8282

[marycbell@live.com](mailto:marycbell@live.com)

Treasurer:  
Lisa Ferringo  
(305) 797-1221

[LisaFerringo@gmail.com](mailto:LisaFerringo@gmail.com)

Recording Secretary:  
Cindy Dresow  
(305) 744-0558

[cindy.dresow@gmail.com](mailto:cindy.dresow@gmail.com)

Corresponding Secretary:  
Leigh Anne Schuler  
(804) 739-1198

[logoleelee@hotmail.com](mailto:logoleelee@hotmail.com)

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

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

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

Director:  
Leslye Gartrell  
(571) 641-7139  
[leslye.gartrell@yahoo.com](mailto:leslye.gartrell@yahoo.com)

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

Director:  
Jean Mirabel  
360-624-0045  
[mirabal.5@hotmail.com](mailto:mirabal.5@hotmail.com)

E-minder Articles:  
Submit by the 27th of prior month to:  
Leigh Anne Schuler  
[logoleelee@hotmail.com](mailto:logoleelee@hotmail.com)





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

# **Annual Meeting & Snowbird Party!**

**Meet & Greet 2:00 pm on Saturday January 28, 2023  
3:00 PM Meeting, Pot Luck to follow meeting**

**Rain date Sunday January 29, 2023**

**Meeting & Election of Officers**

**Discussion of Deed Restrictions Renewal**

The meeting will be held at the home of David Dornseif and Mary Bell at 20820 7th Ave. W. Following the meeting will be the Potluck Social behind their house. Please bring an appetizer, side or dessert and BYOB.

**For parking efficiency, please consider walking, bike riding or carpooling.**

**CGPOA Dues:** Dues of \$75 for calendar year 2023 are payable now.  
To VOTE for new officers & board of directors, your CGPOA membership must be current (2023).  
Please see elsewhere in this newsletter for membership application and Board of Directors ballot.



**Come See Us at Boondocks Open Air Market on Saturdays!**



Local Honey • Bee Removals  
Products from the Hive

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**Fresh Roasted Coffee**



305-407-4009 • [latitude24coffee.com](http://latitude24coffee.com)





### 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

or bring to the annual meeting. This year we have more volunteers than we have positions available. Please read everyones bio/questionnaire and make your selection. Nominations will also be taken from the floor at the meeting. To be eligible, you must be a paid member of the CGPOA and a resident of the Gardens for one year.

*According to the by-laws vote only one ballot per household regardless of the number of lots owned.*

- President:** Kathy Niemann, 6th Ave W (incumbent)
- Vice President:** Mary Bell, 7th Ave W (incumbent)
- Corresponding Secretary:** Leigh Anne Schuler, 1st Ave E (incumbent)
- Recording Secretary:** Donna Daniels, 6th Ave W
- Treasurer:** Lisa Ferringo, Pattison Dr (incumbent)

**PLEASE VOTE FOR ONLY 6 DIRECTORS:**

- Director:** Andrew Daly, 2nd Ave W (incumbent)
- Director:** Greg Daniels, 6th Ave W (incumbent)
- Director:** David Dornseif, 7th Ave W (incumbent)
- Director:** Robert Blair, 7th Ave W
- Director:** Leslye Gartrell, Navajo Dr (incumbent)
- Director:** Jean Mirabal, 5th Ave. W (incumbent)
- Director:** Brett C.
- Director:** Jean Pessolano, 5th Ave W
- Write In:** \_\_\_\_\_

According to the Cudjoe Gardens Property Owners Association by-laws, you are allowed to vote in person or mail in you ballot. You are also allowed to give another individual you proxy to vote for you at the annual meeting. If you chose this option, please use the proxy form and assign your voting rights to another individual who will be attending the meeting. The person receiving your proxy must be at the meeting to vote your proxy.

### Cudjoe Gardens Property Owners Association Proxy Form

**Proxy Form:** According to Article V, Section III of the association by-laws, "Each household shall constitute a single membership, regardless of how many Gardens' parcels are owned, and be entitled to one vote." Any property owner wishing to vote by proxy must complete this form. This form may be given to a neighbor who will attend anytime prior to the regular annual meeting. Proxy forms received after that date will not be accepted. To be eligible to vote, you must be a member in good standing as of the regular annual meeting.

**Your Property Owners Name:** (please print)

\_\_\_\_\_

**Your Address:**

\_\_\_\_\_

I assign \_\_\_\_\_ to vote on my behalf for the annual meeting on January 28, 2023.

**Your Signature**

\_\_\_\_\_





## Board of Directors Candidates

*This year, we have more volunteers than we have available positions on the Board of Directors. Each candidate was asked to answer a brief questionnaire about themselves. Please take the time to review these so you can cast your vote!*

**Name: Kathy Niemann**

**Address:** 20788 6th Avenue W

**Phone Number:** 423-6054183 (cell phone)

**Email Address:** Kathy-winters@utc.edu

**How long have you resided in Cudjoe Gardens?** 3 years full time – we wintered here prior to that

**Are you a part-time or full-time resident?** Full-time

**What do you most like about living here?** This is the easiest question to answer. It is the people. We love the neighborhood, our home, the great access to the water and our house being on flat land. We had been here in the winter and when we decided to buy and move full time, there was not a question about where we wanted to live. The people in this neighborhood are like family.

**What would you like to see improved?** I would like to see more participation in all aspects of the property owners' association. This can take several forms, come to the meetings, contact the board about issues of concern to you, and involvement in social events. Often, I hear people complain to neighbors, but they do not bring the complaint to the board. The board operates on a complaint driven system.

**Why would you like to serve on CGPOA Board?** I retired and was looking for a way to give back to my neighborhood and my community. I served on the board as a director, and we needed a President. I feel my responsibility is to carry out the by-laws and the deed restrictions as written and share my personal thoughts as part of the input but abide by the decision of the board.

**Additional information:** It has been an honor to serve as your President for the last year. I hope I earned you support through my actions and the actions of the board. Many of you are not aware of how involved the board is in the community and issues that affect the community. One last thing, if you do not know me by name and have a dog, my dog is Ella. She loves everyone.

**Name: Mary Bell**

**Address:** 20820 7th Ave W

**Phone Number:** 312-810-8282

**Email Address:** marybell@live.com

**Position:** Vice President

**How long have you resided in Cudjoe Gardens?** 7 years

**Are you a part-time or full-time resident?** Part time

**What do you most like about living here?** The friendly neighbors and the attractive look of our community.

**What would you like to see improved?** I would like to have every homeowner join the association.

**Why would you like to serve on CGPOA Board?** I like to work towards improving Cudjoe Gardens and beyond our community advocating for quality of life solutions that impact all of us in the Florida Keys.

**Name: Andrew Daly**

**Address:** 20781 2nd Ave West

**Phone Number:** (305) 797-0345

**Email Address:** cdaly31867@aol.com

**Position:** Director

**How long have you resided in Cudjoe Gardens?** Since 1993

**Are you a part-time or full-time resident?** Full time resident

**What do you most like about living here?** The physical attributes of the community--water access, excellent canals, the care the vast majority of residents take in maintaining their property. The residents, especially the community cooperation and resolve that we have had to (repeatedly) demonstrate during and after hurricane clean-ups. We take care of each other in difficult circumstances.

**What would you like to see improved?** I would like to see broader involvements in community affairs, such as zoning, ROGO and highway capacity issues, and more frequent and proactive interaction with state, county and federal officials and oversight bodies. I would also like to see more neighborhood involvement in beautification efforts, social gatherings and just interaction between neighbors.

**Why would you like to serve on CGPOA Board?** I am retired and have the time to devote to community projects, I enjoy working with other members of the neighborhood and I think, as a long-term resident, that I have a certain perspective as to how we can build on the neighborhood's strengths to make it an even better place to live.

**Additional information:** Former board member, retired Coast Guard officer and civil servant, boater, diver, sailor.

**Name: Robert Blair**

**Address:** 7th Ave W

Robert Blair and his wife June have been members of CGPOA for approximately 2 years. They moved down to Cudjoe permanently on October 1, 2022 with their two himalayan cats, Gumbo and Smokey. Robert has been the CEO of various hospitals across the county for the past 25 years, whereupon he has created a reputation of building new facilities or fixing the financial integrity of struggling hospitals. Robert was elected by his peers to be the President of the Louisiana Physician Owned Hospital Organization for the past 12 years. Prior to his CEO engagements, he was the Director of Finance and Operations for Coram Healthcare, and the Director of Administration at The Hershey Medical Center. Although he has retired from the daily grind, he continues providing various healthcare consulting services to physician clinics, hospitals, surgery centers, rehabs, e-consumer platforms, anesthesia groups, etc. He was also a member and President of The Penn State Alumni Association, Gulf Coast Chapter. In addition, Robert has been a Board member for several national healthcare organizations over his career, which he currently remains on 2 of those Boards today. Robert has served on 3 HOA Boards, in the capacity of Vice President, Treasurer, Social Media Director and member at large. Rob and June enjoy boating / fishing, traveling, trying new restaurants, visiting with family / friends, wine and college football. They have 4 daughters between the ages of 24 - 29, with 5 grandchildren. Moving to the lower keys has been a long time dream / plan since 1993 when they first visited friends who lived down here.

**Name: Donna Daniels****Address:** 20971 6th Ave W**Phone Number:** 315-368-8325**Email Address:** dl.daniels@aol.com**Position:** Recording Secretary**How long have you resided in Cudjoe Gardens?** Over 5 years**Are you a part-time or full-time resident?** Full time**What do you most like about living here?** I enjoy my neighbors, their friendliness, and having a real sense of "community".**What would you like to see improved?** I would like to see more activities in Cudjoe Gardens to unite the community.**Why would you like to serve on CGPOA Board?** I want to provide my experience and skills to help with administrative and fiscal matters, and also to help maintain Cudjoe Gardens' quality of life.**Additional information:** We love our beautiful community and our many wonderful neighbors. I'm originally from the Utica-Rome area of Central New York. I have a B.S. degree in Accounting from Utica College of Syracuse University and a MEd from Oswego State University. Along with being a co-owner of Cudjoe Bee, LLC and Latitude 24 Coffee Company, I'm also a Paralegal Assistant for the law firm of Highsmith & Van Loon, P.A. I've previously served on the board of directors for Stevens Swan Humane Society and Foothills Girl Scouts Council and I'm currently on the board of Hometown Key West.

I am proud to be a member of Cudjoe Gardens Property Owners Association. This community is filled with homeowners who care about their property and enjoy their quality of life. Please vote for me to continue promoting a wonderful Cudjoe Gardens experience for all residents and property owners.

**Name: Greg Daniels****Address:** 20971 6th Ave West**Phone Number:** 305-407-4009**Email Address:** captgregdaniels@aim.com**How long have you resided in Cudjoe Gardens?** Over 5 years**Are you a part-time or full-time resident?** Full-time**What do you most like about living here?** I enjoy that Cudjoe Gardens is a quite safe community with strong neighborhood ties.**What would you like to see improved?** I would like to see more participation from residents.**Why would you like to serve on CGPOA Board?** I enjoy being part of the community and as part of the community I believe that we have to give back and participate in order to make it a great place to live. Volunteering for the BOD is part of that.**Additional information:** I have lived in the Lower Keys for 32 years. Five in Cudjoe Gardens and served on the BOD as president. I've been active in the community serving 3 years as chairmen for the Keys Energy Services Advisory Committee. I'm a past president of Ecurrie Vitesse Sports Car Club and now serve on the BOD of the Florida Keys Scenic Highway Committee.**Name: David Dornseif****Address:** 20820 7th Ave. W.**Phone Number:** 312.810.2222**Email Address:** davdd11@yahoo.com**Position:** Director**How long have you resided in Cudjoe Gardens?** 8 years**Are you a part-time or full-time resident?** Part time/7 mos.**What do you most like about living here?** The unique natural beauty, climate & wonderful people**What would you like to see improved?** More residents participating in Cudjoe affairs.**Why would you like to serve on CGPOA Board?**

To be involved &amp; contribute my views &amp; input to decisions affecting our community.

**Additional information:** I graduated from St. Joseph College (IN) with undergraduate degrees in Psychology and Philosophy. The majority of my career years was spent in Chicago developing & managing hedging and trading accounts in leveraged futures markets.

I met my wife and current CGPOA Vice President, Mary Bell in the early 90s and we married several years later. We moved to Cudjoe Gardens when I retired 7 years ago. We have a lake home in Michigan where we continue to spend summers playing pickleball and sailing/cruising on Lake Michigan. I continue to provide weekly guidance meetings with KW High School students as a mentor in the non-profit Take Stock in Children prepaid college scholarship program.

**Name: Leigh Anne Schuler****Address:** 21052 First Ave East**Phone Number:** 804-739-1198**Email Address:** logoleelee@hotmail.com**How long have you resided in Cudjoe Gardens?** 5.5 years**Are you a part-time or full-time resident?** Full-time**What do you most like about living here?** I love the beauty of the neighborhood, the clear canals for swimming and kayaking and the wonderful people I've met here. And the weather of course!**What would you like to see improved?** More participation in neighborhood events.**Why would you like to serve on CGPOA Board?** As a graphic designer, I wanted to offer my services to help give our correspondence a professional look. I currently put together the directory, the annual report, the Eminder and various event flyers throughout the year. I feel it's important to be on the board to make sure I keep up with it all. I also help plan events with the Social Committee.

**Name: Lisa Ferringo****Address:** 651 Pattison Dr.**Phone Number:** 305-797-1221**Email Address:** LisaFerringo@gmail.com**How long have you resided in Cudjoe Gardens?** 5.5 Years**Are you a part-time or full-time resident?** Full-time**What do you most like about living here?** There are so many things that we like about Cudjoe Gardens. People take pride in their homes and truly care about their neighborhood. We love our neighbors who have become great friends of ours. The boating access and quality of the canals and homes was the initial reason we moved here from Ramrod Key and are so happy that we did. Having a full service marina was a big plus and we are looking forward to the restaurant reopening.**What would you like to see improved?** More community participation. I would like to see a more inclusive board of full time and seasonal residents.**Why would you like to serve on CGPOA Board?** I enjoy being part of the community and would like to encourage more participation at our social and board events.**Additional information:** I currently serve on the advisory board for Truist Bank and on foundation board of The College of the Florida Keys. I was past President of the Coldwell Banker Schmitt Charitable Foundation and past President of the Marathon/Lower Keys Association of Realtors. Jason and I live here with our daughter Olivia who is attending FSU and our son Chase who is in 6th grade at Sugarloaf School and our dog Marlin.**Name: Leslye Gartrell** (married to Bijan Haghjou)**Address:** 561 Navajo Drive**Phone Number:** 571-641-7139**Email Address:** leslye.gartrell@yahoo.com**How long have you resided in Cudjoe Gardens?** My husband and I have been permanent residents since December of 2018.**Are you a part-time or full-time resident?** Full time.**What do you most like about living here?** Living in Cudjoe Gardens has been our dream since 2015 after looking all over the lower keys for a community like this to settle in. After establishing ourselves here, it is the paradise we dreamed of and the people in the community are so warm and friendly. We are continuing to enjoy meeting and getting to know all of our neighbors.**What would you like to see improved?** I personally would like to contribute to a greater outreach of all of our neighborhood property owners and would like to take an active part in bringing more of our residents into the social and business aspects of living in this wonderful community.**Why would you like to serve on CGPOA Board?** I believe that my experience with serving in the Army for 33 years in many leadership capacities can contribute to the future of the Cudjoe Gardens Property Owners Board. I look forward to being of service to my community with the passion that I served my country.**Name: Jean Mirabal****Address:** 20878 5th Ave W**Phone:** 360-624-0045**Email Address:** Mirabal.5@hotmail.com**How long have you resided in Cudjoe Gardens:** Since July 2018**Are you a part-time or full-time resident?** Full-time**What do you like most about living here?** I just love the amazing sense of community here in the Gardens. The best part of living here are the people; and that is really saying something when you think about the paradise that we live in. I appreciate living in a community where I witness and experience acts of kindness every day.**What would I like to see improve?** I would like see a greater representation of Cudjoe Gardens residents on community boards that discuss broader issues of interest to our neighborhood.**Why would I like to serve on the CGPOA?** I consider my home here in the Gardens my forever home and would like to contribute my time and talents to maintaining the structure that makes us so special and being a part of considering future improvements. I am a level headed, fair minded person that is committed to supporting the best interests of our remarkable community.**Name: Brett C.**

I have been a homeowner in Cudjoe Gardens since 2014. I have over 30 years of U.S. Government employment. I have held several executive management roles and have multiple advanced educational degrees. I am originally from central Florida and have always had a passion for the Florida Keys. My wife and I selected the Cudjoe Gardens neighborhood to be our permanent residence due to the diverse people that reside here and the true community feeling that embodies this community.

Boating, fishing, and outdoor activity is a way of life for most of us and I feel our community needs to continue to cultivate a maritime and recreational atmosphere. This along with common sense solutions will allow residents to keep our community vibrant; and with the flexibility to enjoy our properties without intrusive interference of stringent rules and unnecessary regulations.

I feel I could serve our community's best interests as a member of the board to help advocate what has made Cudjoe Gardens one of the most sought out communities in the Lower Keys. Due to work considerations, I do not share my personal information such as phone number and email address.

**Name: Jean Pessolano****Address:** 20909 5th Ave W**Email Address:** Theark06@gmail.com**Phone Number:** 772-215-3273**How long have you resided in Cudjoe Gardens?** My husband and I have lived in the Gardens since 2019, previously we lived on Spain Blvd in Cudjoe key. I have been a full time resident since 2010**What do you most like about living here?** We love the laid back atmosphere of the keys and of course the weather, our neighbors are wonderful and everyone is helpful .**Why would you like to serve on CGPOA Board?** I think with my experience I could be helpful addition to the board helping to find answers for homeowners on a variety of issues

# 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 (2023).

You may pay online at <https://cudjoe gardens.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. 28th.

**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

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**The Lisa Ferringo Group**  
Broker-Associate

**(305) 797-1221**  
lisaferringo@gmail.com  
29967 Overseas Hwy., Big Pine Key

*Let Lisa and her Team go to work for YOU in 2023!*



See our property listings at:  
**LisaFerringo.com**

**The Difference**

- A Full Service 6 member team that services your every need.
- 1 Full time marketing coordinator who will create a custom marketing plan specific to your property.
- 2 Full Time Buyers agents.
- 2 Listing Concierges of which one will be assigned to you to assist you with closing permits, document signing, utility transfers, arrange professional services such as yard maintenance and house cleaning and guide you through the entire selling process from Listing to Closing.
- 1 Lisa Ferringo, as your full time Listing Agent, will focus her time getting you 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 36% of all homes in Cudjoe Gardens in 2022!
- Had the Highest Price Sale Ever Recorded in Marathon at \$12,200,000!
- Had the Highest Price Sale Ever Recorded in Duck Key at \$5,342,000
- Had the Highest Price sale on Sugarloaf Key in 2022!
- Had the Highest Price Sale in Cudjoe Gardens in 2020 and 2021!
- 111 Sales Totaling \$123 Million in 2022!

**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.*

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# 2023 MAJOR NORMAN D. BELSON PADDLE FOR PAWS, on Saturday January 21, 2023

by Dana Chianella

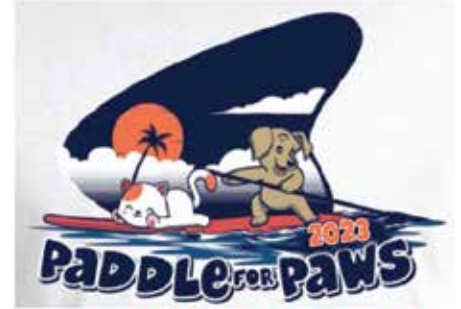
“Cudjoe Garden Paddlers” and the Florida Keys SPCA invite you to participate in the third annual fundraising event “Paddle for Paws” to raise money for the Marathon Campus Clinic Fund.

This leisurely paddle/kayak around Cudjoe Bay will leave from the Cudjoe Gardens Marina. Check-in will start at 9:30 am and we ask that you arrive early. We will be departing the marina promptly at 10:00am. We recommend bringing your own kayak or paddleboard to the event, however, there will be a limited number of yaks and boards available for use on a first come/first served basis donated by Caribbean Kayaking Tours.

There will be a post-paddle party at the Sugarloaf KOA. There will be libations, live music, Manny Mag's Mexican Food truck, a wine pull, pet photographer and silent auction/raffle items generously donated by our many sponsors. Well-behaved four-legged pets on a leash are welcome to paddle with their owners and are also welcome at the post-paddle party.

The entry fee is \$25 for the PADDLE ONLY and \$40 for Paddle & long sleeve sun shirt. Please register at <https://fkspca.org/event/paddle-for-paws/>.

If you own a business and are interested in sponsoring this event you will get your business name and logo advertised on the Paddle for Paws banner and on shirt.



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[YourIslandAgentInTheKeys.com](http://YourIslandAgentInTheKeys.com)



**Anneliese Dietrick**  
305.393.7776  
[YourIslandAgent@gmail.com](mailto:YourIslandAgent@gmail.com)



**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.
- Captain Smith 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.

### 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

## THE KAREN HAACK TEAM



O: 305-872-5279    [keys karen@aol.com](mailto:keys karen@aol.com)  
 M: 305-872-8056    [www.RentalsFloridaKeys.com](http://www.RentalsFloridaKeys.com)  
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## 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).





## Diane Corliss, GRI

Luxury Property Specialist  
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# The Keys Real Estate Market Has Changed!

The Florida Keys market is changing with fewer sales and a rising inventory of homes on the market. In the Lower Keys the number of Residential Sales for January-November 2022 has shown a steady decline each month when compared to 2021. Sales are down -24%. Inventory of active listings is rising, up +20%. The average days on market (list date to completion of sale) is unchanged at 53 days.

### **What does that mean?**

Due to the ever changing market conditions it is more important than ever to work with an experienced real estate agent that can successfully address whatever lies ahead. Diane provides personalized attention to each of her clients and customers to meet their individual needs.

- Diane has been a full time resident of Cudjoe Gardens for the last 23 years.
- Diane Corliss is a consistent top producing agent year after year.
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Now is the optimum time to sell your home while inventory still remains low and prices remain high.

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