

## **CGPOA BOARD OF DIRECTORS MEETING**

April 11, 2022

Location Kathy Niemann's home, 20788 6th Ave W.

Meeting was called to order at 7:15 PM by President Kathy Niemann.

Roll Call: Present President Kathy Niemann, Vice President Mary Bell, Recording Secretary Cindy Dresow, Corresponding Secretary Leigh Anne Schuler, Treasurer Lisa Ferringo, Directors Greg Daniels, David Dornseif, Ken Kurdziel and Jean Mirabal. Directors Andrew Daly and Leslye Gartrell were absent.

Guests: Phil McGann, Rita Nordstrum, and Joan Prezioso.

Phil McGann distributed photos of a boat on plane which rushes by his home up to 3 times a day. Phil has been here 22 years. He and all neighbors have navigated this canal without going on plane. Craig goes out 3 or 4 times a day with customers, running a commercial dive service. If Craig picks up customers at the marina, it is legal; if he is running the business from his house, it is illegal. Phil checked with FWC to ask for help to make this a no wake zone. FWC says it's a channel not a canal. All canals are considered no wake zones. Phil wants us to investigate if this is a canal, and then enforce the No Wake Zone rules. Ken asked if Phil could document harm, and a monetary damage to his property or his neighbors' property caused by the wake. Phil wants to know what are rules that apply, and would CGPOA report to Code Compliance? Our deed restrictions don't deal with this issue. Suggestion was for Phil to call code enforcement. Phil wants the board to find out if it is a canal, if it is, then it would be a no wake zone. Phil wants the Board to call Code Compliance. We may not have legal authority.

Secretary's Report sent to all via e-mail approved.

Treasurers Report, payments for corporate filing, post office box, and insurance all approved.

Lisa suggested we might consider a low risk, very conservative investment account, with part of our funds, as our interest received last year was pitiful.

Lisa will contact an investment professional, who lives in Cudjoe Gardens, and advertises in our e-minders, Elizabeth Querbes Entenmann, CFP, CPFA to present ideas to us at our next Board meeting.

### **Committee Reports:**

Legislation: Ken reported that, presently, there is nothing applicable to us in the County meetings. Stuart, from the Sugarloaf HOA said that a 1,000 communication tower has been proposed at the old rock pit off Blimp Road. If it is kept at that property, the owner will get royalties. In Ken's opinion, it would be better to extend the present antenna. Better to have one tower than two. If there must be a second tower, they can move it further down Blimp road, on Government land. Best compromise would be to extend the present tower by 300'. They need coverage to Ft. Jefferson and 68 miles up the Keys. All approved that Ken should write a letter making these suggestions.

Building: Greg noted that many of us had received phone calls inquiring about building on the 1/2 lot on Sawyer Dr. We need to be careful and know the facts, when talking to someone on behalf of the Board. A design was proposed by Pinewood for a Drost Drive house that doesn't meet County setbacks.

Entertainment: Leigh Anne reported that Happy Hour will be Thursday, April 14, at Livingstons' on 6th Ave W. May Happy Hour will be at KOA, perhaps on their trivia night. They might have a food truck.

Newsletter: Leigh Anne said there are no problems with the e-minder. She will post our upcoming events in the bulletin board on Drost Drive

### **OLD BUSINESS:**

Purging of files: Mary has one bin left to sort. Any important information should be scanned.

Kathy checked on google storage. We need a google e-mail and along with that comes storage. Lisa said records need to be sorted, before storing them.

Entrance Sign Beautification: Planting spindle palm trees will be done when rainy season begins. Mary will check with Bayshore Nursery, Octupussi Gardens, and Mamma's Garden Center.

David Dornseif said that the solar lights on the entrance sign have dimmed with age, and often times the solar collectors are shaded. We need wired solar collectors that can be placed in the sun. We should upgrade to better quality wired solar lights. David learned that Costco has very good solar lights. Ken is a member of Costco. David & Ken will research better lights. Greg made a motion that they should order new wired solar lights, with cost not exceeding \$250. Approved.

Violations: Pete Pedersen's canal overgrowth at 20711 2nd Ave W has been cleared by good neighbors. A new issue arose when the overgrowth was cleared; outside aquariums became visible. Someone turned them in to Mosquito Control. Kathy will find out if the 7 other violators of canal overgrowth have complied with Monroe County Code. The property at 21095 Hamilton has new owners who have not yet cleared the overgrown vegetation from their canal front.

Greg said bouys are ready to go in the water; waiting for a calm day. Ken will help Greg some afternoon after 4:30.

Kathy has not responded to the exterior lighting complaint.

#### **NEW BUSINESS:**

Tonight was our first pre-meeting social hour. All agreed the time should be changed for the social. New time will be 6PM - 7PM.

Lisa Ferringo will host the May 9th social at 6PM with beer and wine, and Board meeting at 7PM at her home, 651 Pattison Drive.

Regarding Phil's request. Greg will find out if it is officially a canal. If it is a canal, then we will turn it into Code Compliance.

The Restaurant at the marina is trying to get permits for parking, and then pursue a liquor license. We do not expect a restaurant soon.

Multiple calls regarding small property on Sawyer drive. Someone now wants to put a boat slip and dock on it. Lisa will find out if they can legally do it.

The "Good Neighbor Tips" from Breezeswept Beach Estates, offered by Lisa appealed to all of us. Jean suggested including this paragraph in our next eminder:

In a neighborhood like ours with more than 300 homes, there are bound to be disputes from time to time. It is the policy of CGPOA to not get involved with problems between neighbors. We expect people to work out their problems amicably or, if absolutely necessary, contact Monroe County Code Compliance Code Compliance Complaint Form 305-295-4343, or the Sheriff's Office (305) 292-7000. Most problems can be avoided if everyone observes common-sense rules of behavior.

Greg spoke with a person at the County office, regarding getting no parking signs along Drost Drive near the marina. Right now, we don't have an issue. During the winter season, when we do have a problem, we need to photograph the problem, and no parking signs will be erected.

Cindy asked if everyone would photograph cracks in the streets, and label which streets have the cracks, to turn into the County so we can ask for resurfacing before the streets fall into worse disrepair. Ken suggested the only way the County would take action, is if we can politely show them the benefit in savings the County would have by doing maintenance work now rather than whole new roads in 10 years. Ken will help Cindy with the numbers, and wording the letter to "sell" the idea.

In the next e-minder, we should encourage everyone to take photos of the cracks or settling in their streets, along with nearby addresses for documenting.

Being no further business, meeting adjourned 8:58 PM.

Respectfully Submitted,  
Cindy Dresow, Recording Secretary