

Cudjoe Gardens POA Meeting Minutes

Board of Directors Monthly Meeting

April 8, 2024

Location: Home of Andrew Daly

Call to Order

The Meeting was called to Order at 7:01 pm

Roll Call: Present – President Kathy Niemann, Vice President Greg Daniels, Recording Secretary Donna Daniels, Corresponding Secretary Leigh Anne Schuler. Directors: Robert Blair, Andrew Daly, Allison Delashmit, Joan Kegezize, Karl Kremser, and Ken Wentz.

Absent: Treasurer Lisa Ferringo

Guests: County Commissioner Michelle Lincoln, Commissioner Lincoln's Assistant Jen Garcea, Monroe County Code Compliance Cynthia McPherson the Monroe County Code Compliance Senior Director, Greg Velez from Florida Keys Aqueduct Authority, David Hackworth, Gail Imig, Carolyn Daly, Nancy Andrews, Bob Schoneck, Randy Bradley, and Teri Veliz

March 2024 Board Meeting Minutes. Robert made a motion to approve the minutes; Andrew seconded. Motion carried.

Guest Input: Commissioner Lincoln gave a presentation to the board regarding the vacation rental issues in Cudjoe Gardens. The ROGO hurricane evacuation model that Tallahassee gave us in November has us with possibly over 8,000 additional ROGO units left. BOCC is meeting with homeowners and holding workshops regarding the repercussions of these 8,000 additional ROGO units and possible takings cases. Commissioner Lincoln stated that there are 2,230 buildable lots. Kathy stated that there is still the need for affordable housing, which puts even more people on the road. There was discussion regarding why the commission voted down a new traffic study. Commissioner Lincoln answered that DOT hasn't fixed the lights, the construction was not considered, and she was advised by the company conducting the survey to not accept the results because the results would not be accurate. The Commission was advised to not pay for an expensive study until the lights were fixed, and to do the study during the Christmas season.

Ms. McPherson sends the commissioners to Tallahassee to fight for homeowners regarding vacation rental rules. She stated that Tallahassee's goal is for people to be able to do with their property as they please. Monroe County's current vacation rental rules are grandfathered. Therefore, if the rules are changed by Monroe County, the State of Florida will immediately change our rules to mimic those of the state and allow daily rentals.

Cynthia went over the contents of the packets she shared with the board regarding how they spot illegal rentals. There was a discussion on the number of people who could stay in a rental unit. For a 28-day rental, there is no limit. There is no code compliance violation for renting a residential home to a company to be used for workers. There was also a discussion on the ability to rent a home and still have it homesteaded. The answer was no, and that situation was handled through the tax collector's office and not code compliance.

Greg Velez discussed Florida Keys Aqueduct Authority issues in Cudjoe Gardens. There is an attempt on the part of the Aqueduct Authority to do a better job of communicating with the public. The pumping of the systems in Cudjoe Garden was a part of routine maintenance. Water quality is checked on a regular basis and it is compliant with regulations.

Treasurer's Report

Allison gave the Treasurer's Report on behalf of Lisa. Joan made a motion to approve same; Robert seconded. Motion carried.

Committee Reports

Government and Legislative Committee. Andrew reported that FDOT kicked the transportation can down the road.

Building Committee. Greg has no report.

Program and Entertainment Committee. Leigh Anne reported that there will be a Happy Hour this Thursday at 5:00pm.

Newsletter. Leigh Anne reported that all is well with the newsletter.

Welcome Committee. Leigh Anne reported that there will not be a committee meeting tomorrow night (April 9).

Deed Restriction Committee. Kathy reported that the last in-person meeting will be held at Jean Pessolano's house on April 17, 7pm. There will be a Zoom meeting in May and there was talk of inviting everyone and tracking only the people who accepted the invitation. It will be on May 21 for one hour. If no one is on the call within 15 minutes, the Zoom meeting will be terminated. Allison will use her Zoom account.

By-Laws – Kathy will send the by-laws to everyone, and Robert will send out suggested dates to the committee to schedule a meeting.

Old Business

Google Storage – Any documents needing to be saved should be saved to that drive.

Status of Buoys – We are donating one of them to the marina. Someone will contact Phil McGann to see if he still wants one.

Next Meeting – Robert Blair will host May 13's meeting.

Someone to Take Over Signs in May – Gail Imig and Carolyn Daly volunteered to do the signs in June.

Garden Tour – No action on this.

New Business:

Someone raised the concern about the spinning fish. Allison responded that several agencies have been studying the water and the toxins and there is still ongoing testing.

Open Discussion:

None.

Adjournment:

Joan made a motion to adjourn; Robert seconded. Motion carried. The meeting was adjourned at 9:27p.m.

Next Meeting is on Monday, May 13 at Robert Blair's House.

Respectfully submitted,

Donna L. Daniels,
Recording Secretary