

CGPOA Board of Directors Meeting

February 8, 2021

Meeting was held via Zoom due to Corona Virus

Restrictions

Meeting called to order by Kathy Neiman, at 7:03

Roll call taken: Attending- Treasurer Andrew Daly, Recording Secretary Cindy Dresow, Corresponding Secretary Ken Kurdziel, Directors Mary Bell, Greg Daniels, David Dornseif, Kathy Niemann, Ihor Raniuk, and Leigh Anne Schuler.

There were no guests.

January Board Meeting minutes approved. Annual Meeting minutes approved.

Treasurer's Report was given by Treasurer Andrew Daly. Current balance is \$58,435. The board believes we should have a nest egg because of potential litigation costs we might encounter.

Committee Reports:

Government and Legislation - FCAA has not complied with Deep Well use for treated sewage. FOLKS (Friends of the Lower Keys) has started a new petition requiring that FCAA NOT use shallow wells. All were in agreement to support FOLKS in this effort.

Program and Entertainment - No Happy Hour has been scheduled due to Covid restriction

Building - 224 Sawyer Drive - The house plans for that property were approved by the board. The unattached carport plan was never shown to the board, or approved. The property is for sale. Likely no one would buy it if property is in litigation. Cindy will get the needed information to Kathy to begin legal action.

Financial - Andrew requested that another Director also have signature authority for our CGPOA checks. Unanimously approved Corresponding Secretary, Ken Kurdziel will also have authority to sign checks. He will need to go to the Centennial Bank with Andrew to sign official document to that effect.

Woody is in charge of our web page and paypal payments for CGPOA dues. Andrew does not want to interfere with Woody's system.

Newsletter - Ihor Raniuk will write a "Board Member Profile" for the March e-minder. He will submit it before the end of February.

Kathy asked each board member to review and choose a deed restriction, then post something about it in upcoming e-minders, one per month. Cindy offered to focus on height of hedges and fences for the March e-minder.

Greg asked if anyone had a map showing exact perimeters of each Cudjoe Gardens addition. Deed restrictions differ for different additions.

Old Business:

Mary volunteered to purge Greg's boxes of CGPOA papers, keeping only what is important.

Sign at 254 Sawyer "Big Snapper" picture was shown to all Board members. It is sheltered somewhat by foliage, and not as intrusive as in the past. Postponed till March meeting.

Mary said our new entrance sign is in the process of getting permitted. The \$10 check has been delivered to the right person.

The Larks have not submitted plans to the Board for their proposed workforce housing on the Marina property. It is common knowledge that "workforce housing" in your neighborhood lowers the value of existing properties.

Ken received correspondence from the county regarding short term rentals. Each person was notified that they couldn't rent for less than 28 days. County provided very positive response that last year there were \$155,000 in fines on Cudjoe Key alone, for illegally renting short term.

If we suspect illegal short term rentals, it is best to take a picture of license plates in front to the property. We need to gather evidence for the county, and show why we believe this is a short term rental, rather than a long term rental. License plates can be traced to the person, to gather evidence against their perpetrator. Andrew and Ken will compare addresses suspected of short term rental with response from the County.

House on 5th becoming a duplex is still an open complaint.

Board Unanimously voted that Kathy will be our CGPOA president. Kathy suggested that everyone start a list of things the Board should be working on.

Greg offered to assist Andrew in acquiring no wake zone signs from FWC. Greg will e-mail all information to Andrew.

We will retain our original attorney, even though he declined our last request, due to conflict of interest. Greg will supply his name, and contact information to Kathy. The conflict of interest issue at 224 Sawyer, will be handled by another attorney.

New Business:

CGPOA will donate \$500 to FIRM (Fair Insurance Rates for Monroe).

Kathy reported that many have approached her asking where they could rent in Cudjoe Gardens. She will include an article in our March e-minder inviting those who want to rent their properties to advertise in our e-minder. The rate for e-minder advertising (business card size) is \$10 per month.

The restaurant near the marina appears to be used as a week-end rental, with people entering with luggage. For a time there were 2 RV's sitting on the property with slide outs extended. We need to take pictures of license plates and report to Code Enforcement.

Our Community-wide yard sales will be held Saturday, March 6 from 8 -2. Rich Schugar has the signs for the highway, and asked that someone from the Board take on that duty. Ken Kurdziel said he will put the signs up, if someone reminds him. Mary will remind Ken. Cindy will put the advertisements in local newspapers, and tell of our sales on BizBaz Radio program.

Being no further business, meeting was adjourned at 8:21.

Respectfully Submitted,  
Cindy Dresow  
Recording Secretary