

CGPOA Board of Directors Meeting

May 10, 2021

Location: Leigh Anne Schuler's patio at 21052 First Ave. E.

Meeting called to order by Mary Bell (standing in for President Kathy Niemann who was absent) at 7:05 PM.

Roll call:

Attending- Treasurer Andrew Daly, Recording Secretary Cindy Dresow, Corresponding Secretary Ken Kurdziel, Directors Mary Bell, David Dornseif, Ihor Raniuk, and Leigh Anne Schuler,

Absent:

President, Kathy Niemann Gregg Daniels

.

Guests: Lisa Ferringo and Jason, Nancy Andrews & Bob Schoneck, and Stacey Pillari. All were welcomed.

Discussion on the entrance sign. Nancy Andrews, BJ Deis, and Bob Schoneck

volunteered to work on the landscaping. Low maintenance, drought tolerant plants will be used. Greg Daniels e-mailed a motion to authorize \$1,000 for landscaping of the entrance sign. Board approved.

Mary said that Signs Unlimited will finish the sign soon. Caps will be placed on the support posts, and plugs with matching paint will be put in the screw holes on the face of the sign.

Mary will ask Signs Unlimited in Key West to put a painted backing on the sign.

Mary will make sure that Signs Unlimited finish up.

Thank you to Nancy Andrews and Janet & Bob Schoneck for mowing the right of way between U.S.1 and Drost Drive across from the Sheriff Station, and working on landscaping by our entrance sign.

Report of a palm tree in the right of way. Call Keys Energy to trim tree on the right of way.

Mary Bell agreed to fill the Vice President position, as suggested by Kathy.

Stacey Pillari, new resident on 7th West, volunteered to arrange our Happy Hours, and be in charge of social events for CGPOA. The board unanimously agreed that Stacey would coordinate our social events & happy hours.

Treasurer's Report:

After paying our insurance bill of \$954, we remain solvent with over \$59,000.

Monthly Board Minutes: April Board Meeting minutes approved.

-

Committee Reports:

Government & Legislation Ken attended the last County Commission meeting. Background:

An additional 72 units of affordable housing are proposed. Units will rent for about \$2800 per month. With 4 adults in each unit, each owning a car, 288 more cars will be added to our traffic problems. The affordable housing units do not enhance property value. The "quality of service" has to do with daily driving conditions. The study in 2019 failed horribly. Officials chose to ignore the 2019 study, and instead went back to 2017 study.

The model was changed to achieve the wanted outcome.

Three of the commissioners were hesitant to agree to the the proposed additional housing for Cudjoe. Workforce housing should be kept in the work zones of Key largo, Marathon, and Key West.

Traffic lights on US1 would deplete the " quality of service" for the Keys.

The rental agency for the affordable housing is unknown.

There are tax incentives for owners of affordable housing units.

We don't know if this housing is private or government owned.

The affordable housing units on the Topinno property are not filled.

The push for more building appears to be driven by the builders to maximize the tax base.

The state is holding ROGOs hostage, so the County will address canal restoration.

Workforce housing should be kept in the work zones of Key largo, Marathon, and Key West.

New Director: Lisa Ferringo volunteered to be a CGPOA Director.

She was unanimously elected to our Board of Directors.

Building: Kathy will send the letter to new owners of home with detached carport on Sawyer Drive.

Plans for the home being built across from the marina were reviewed by Greg and Ken some time ago. Ken visited the new construction, and said one corner of the roof appears to be outside the set-back line. the house is raised and the walls of the house are within setback.

Program and Entertainment Before the pandemic, our Happy Hours were held on the third Thursday of each month; we'd moved the start time to 6PM to accommodate working people.

Stacey would like to have a June event Leigh Anne said that Jo Socha wants to have a potluck street party with live music, upon receiving Board approval. Board approved.

Newsletter

Our May e-minder was more attractive because

Debbie added a seasonal header and colored dividers.

There will be a Memorial Day Raft-up Sunday, May 30 with a rain date of Monday May 31st. Randy McDonald and Pete Pedersen are the contact people

Membership: Every e-minder should include an invitation to renew membership or join CGPOA.

New Business:

Someone should submit an article for June e-minder. Cindy will write an article about vegetation overgrowth spreading into the right of way.

Some intersections are hazardous; vegetation often blocks the view of the stop sign.

The property owner is responsible for overgrowth of vegetation that extends into the right of way. If overgrowth is reported to the County, and they send a crew, the crew may butcher everything from all right of ways.

Cindy will contact Hanna again to ask if she will send the first article of "If Walls Could Talk". If not, Cindy will suggest the idea in the e-minder. Perhaps others would submit articles about their Cudjoe Garden's homes.

Old Business:

Purging of CGPOA Records - Greg didn't take the CGPOA bins to Mary for purging.

The Smaller Safer Cruise Ship plan died. Key West may offer only one port for cruise ships. Annually 3.2 billion dollars was brought into the state of FL from the cruise industry; Governor DeSantis does not want to hinder the industry.

Deed restrictions cannot be changed without a majority vote of property owners. We can't enforce deed restrictions in one place, but not another. Andrew reminded us of the dissent in Cudjoe Gardens 25 years ago over a legal dispute with a deed restriction violator.

Signage on Colson and Sawyer. Leigh Anne will ask permission from the property owner next to US1 from Sawyer to Colson Dr.

No Wake Zones FWC- By law, all our canals are no wake zones. Andrew contacted the county to ask for signs. The county told him it was a state issue. He contacted the state, who told him it is a county issue.

Two signs are needed, one at the Eastern entrance; one at other entrance.

Property owners may post their own No Wake signs in their canal. Ken said it might help to have the state

Need someone authorized to sign CGPOA checks - Our President Kathy is currently out of state, and our Treasurer and VP are leaving for part of the Summer. Our treasurer, Andrew asked for another board member to have authority to write checks in his absence. Ken Kurdziel volunteered. Ken will go with Andrew to Centennial Bank this week to authorize Ken's name for check writing.

Cudjoe Gardens Membership Decals - Leigh Anne showed her design. The Board approved. She asked how many should be purchased. Ken suggested 2 for each member, as most households have 2 vehicles. Inca has the number of current members in the database.

Ken will host the June meeting.

Being no further business, meeting was adjourned at 8:10 PM.

Respectfully Submitted,
Cindy Dresow
Recording Secretary