

CGPOA Board of Directors Meeting

Meeting held via ZOOM due to Covid surge

September 13, 2021

Meeting was called to order by President Kathy Niemann at 7:02 PM.

Officers and Directors present: President Kathy Niemann, VP Mary Bell, Treasurer Andrew Daly, Recording Secretary Cindy Dresow, Corresponding Secretary Ken Kurdziel, Directors Greg Daniels, David Dornseif, and Leigh Anne Schuler. Absent: Directors Lisa Ferringio and Thor Raniuk. There were no guests.

Minutes of the August Monthly Board meeting and Executive Session were approved. It was noted that our attorney is to receive copies of all special meetings pertaining to issues of By-Laws and Deed Restrictions.

Greg suggesting moving over to mail chip.

Treasurer's Report approved. Andrew will learn who stopped payment on a check resulting in an extra charge to our account.

Government & Legislation:

A Virtual Public Meeting was held Thursday, December 10, 2020 to inform the public on intended roadway improvements.

Ken reported that Monroe County will begin road repaving, painting and striping of the Overseas Highway beginning April of 2022.

The US1 roadway will be raised and shoulders widened to improve drainage. Drainage will be improved at isolated locations. New barrier walls will be installed, along with upgraded signage, and pavement markings.

Guardrails will be improved. Mangroves encroaching the roadway will be trimmed.

Repaving and restriping the roadway SR 5/US 1/Overseas Highway and the Florida Keys Overseas Heritage Trail are in the plan.

One of the larger items on the last Monroe County Commissioners' Meeting was a 1.4% increase to SPCA totaling \$459,210.83 annual operation budget to the Marathon Animal Shelter.

The BOCC is taking requests to raise the elevation of existing residential dwellings. Why should taxpayers bear this cost? This could be a billion \$ tax issue.

The BOCC held discussions on Certificates of Public Convenience and Necessity (COPNC). These cover things like non-emergency medical transport.

In the future, no public hearing will be required for renewal of certificates. Application fees will increase from \$25 to \$475. Some application fees are increasing from \$50 to \$950. Since the Champlain Towers collapse in Surfside, FL, The county wants to look into requirements for building structural integrity inspections in unincorporated Monroe county. They want to inspect any property.

The BOCC approved \$782,659 in optional construction funding to the Housing Authority to buy 12 ROGO exempt redevelopment lots from the Land Authority. Twelve units could be built on each lot for affordable housing. If Florida Housing agrees to underwrite the project the Land Authority will sell the 12 lots on Big Pine and Little Torch Keys for \$1,353,989. This is an extension of an agreement first approved on July 17, 2019.

Board approved extending the time frame to Jan 9, '22 for permit issuance for multifamily building of 4 affordable (employee housing) dwelling units at 22936 Overseas Highway on Cudjoe Key. Real Estate numbers are 0018692-000000 and 00186930-000000. This is probably one of the

developments that did not receive funding last time and will re-apply.

Building: New house being built on Hamilton.

Entertainment: Kathy wants assurance that our CGPOA Christmas Party at Boondocks is set for December 10. Cindy & Leigh Anne will meet with Stacey and Jo to finalize details.

Kathy suggested a possible October Happy Hour at KOA's Bar. Cindy will go there tomorrow to ask if we can bring our own snacks and food, since they don't have a restaurant. The date can be adjusted to fit KOA's schedule.

Newsletter (e-minder): Debbie Saavedra announced that their house is on the market, and when they move, she will no longer be posting our CGPOA e-minders. Leigh Anne Schuler offered to take over the editing & posting of our e-minders.

Deed Restriction Violations: House on 20969 5th Ave W. Appears to be a duplex. Code was supposed to look at it; nothing was posted. Ken wrote a letter and sent it to Kathy concerning that, and the business, Nan's Fish Company, Inc. is being operated at 20722 2nd Ave. W. This seafood business had two big shrimp boats at their dock. The business is registered as Nan's Fish Company, Inc giving the principal location as 20722 2nd Ave. W. (The principal address was changed to this location on 1/21/2020.). We should check with our lawyer regarding running a business from a residential property. If commercial fishing vessels are moored, we have a case.

New business:

The bulletin board needs to be cleaned up. Old notices should be removed. Books have been left there for a book exchange, which was a good idea while the libraries were closed. Some books have been there for months.

Kathy will put an alert in the October e-minder, saying that any books remaining in the bulletin board enclosure on October 5 will be removed and given to Salvation Army. Postings in the bulletin board should be limited to 30 days.

Open discussion:

Greg reported the buoys were not in stock for him to order. They are now back in stock at a much higher price of \$375 each. Board approved the higher price. Greg needs to order them NOW.

Kathy suggested and Board agreed that the By-laws Committee should be disbanded until after completing a survey of all property owners.

Ken said that our attorney suggested that when we record the Deed Restrictions we also record the By-laws with the County Attorney. He proposed that he would represent us.

Lisa will present the \$5,000 retainer check to the attorney for CGPOA Deed Restrictions and By-laws work.

Labor Day Raft-up had only 3 boats in attendance. Weather was not the best; rain started an hour after raft-up began.

Meeting was adjourned at 7:56 PM to begin our Special Board Meeting at 8PM.

Respectfully Submitted,
Cindy Dresow, Recording Secretary