

# CGPOA Board of Directors Meeting

Meeting held via ZOOM due to Covid surge

October 11, 2021

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

In attendance: President Kathy Nieman, Treasurer Andrew Daly, Recording Secretary Cindy Dresow, Corresponding Secretary Ken Kurdziel, Directors Greg Daniels, Lisa Ferringo, and Leigh Anne Schuler

Absent: Vice President Mary Bell, Directors David Dornseif, and Ihor Raniuk. There were no guests.

**CGPOA Board Meeting and Special Meeting Minutes** from September were approved.

**Treasurer's Report** was not available from Andrew Daly, who said our total funds are \$60,127.

## **Committee Reports:**

**Government & Legislation:** Ken said the last BOCC meetings had nothing that pertained to us.

**Program and Entertainment:** CudjoeFest Costumed Parade will be Saturday, October 16. Everyone is to bring their own chair, beverages & snacks to the Marina at 5PM. Costumed participants will walk or bicycle on Drost Drive from the Marina to 1st Ave and back to the Marina, where we will share snacks and socialize. Jo had made arrangements with Allen at the marina, who had not conveyed the information to Ken at the marina.

Leigh Anne will send an e-mail reminder flyer to all residents. Cindy will get plates and forks from the CGPOA bin. Cindy will bring 2 fold-out tables to the marina to set out food items. Kathy will bring her card table.

We will have \$50 in gift cards for costume winners. Andrew suggested posting our Costumed Parade on our Facebook page; Leigh Anne will do that.

**Christmas party:** Party will be at Boondocks December 10th. Social begins at 5, Buffet will open at 6. We'll ask all to RSVP before Thanksgiving. Leigh Anne will write about the party in November e-minder.

Kathy asked if someone who was not a member, but joined CGPOA along with their Christmas party check, could have membership for the coming year. Yes, that has been done in the past, and would be again.

Christmas party price will be Members \$20, non members \$30. We will suggest everyone bring an unwrapped toy or a gift card to donate to "Toyz for Keyz Kidz" Christmas gift program through our Monroe County Sheriff Department. Suggestion was made that anyone bringing a gift would be eligible for a door prize.

Jo has ordered a Christmas Balloon archway and a settee for each couple to have their Christmas portrait taken. Everyone is to bring their own camera or camera phone. Someone will take your picture when you arrive.

Our Happy Hour for November may be at Kiki's. Stacey will arrange it, and let us know the date and any specials for us. All information should be sent to Leigh Anne for our November e-minder.

Newsletter: Leigh Anne will be sending out our e-minder starting in November. Inca said she would send the CGPOA database to Leigh Anne. Leigh Anne would like everything intended for the e-minder received 4 days before end of the month. She will investigate "Mail Chimp" to learn if it will be a good program for the e-minder.

### **Old Business:**

Storage: Purging of CGPOA files in Greg's storage bins is on hold till Mary and David return.

Violations: House on 5th Avenue in violation for providing an entrance making the home a duplex. Ken wrote a letter for Kathy to sign and send. Kathy wants to include the issue of a car in the same yard with no tags. Kathy will send letter out tomorrow. Kathy will send and say it's been a year that we've been waiting for a response on the violation on this property.

There is another lot on 4th with unlicensed cars on that property. It is a Code Enforcement violation to have unlicensed vehicles outside. There is derelict boat on a vacant lot (next to 459 Pattison) past the restaurant; been there a long while.

Ken suggested that when Kathy e-mails anyone at the County, the subject line should state: "Correspondence from CGPOA".

Andrew and Ken boated by the house at 20722 Ave. West 2nd, which has advertised the Commercial business of Nan's Fish Company. They reported everything is very neat and clean, with no indication of a commercial business.

Bulletin Board: Kathy cleaned out the Bulletin board yesterday.

Kathy continues to get calls about the motorhome. Our attorney said the state has very specific definitions of all individual camping vehicles. Our deed restrictions do not give specific definitions, but rather "Temporary Buildings, House Trailers, Mobile Homes, Campers, and Tents, none of which can be used as living quarters." A judge will follow definition by Florida statute.

Our Annual Meeting will be mid January. We need to gather information on Deed Restrictions & By-Laws. It will take some time to come up with a standard that everyone will agree on. To make any changes, over 50% of all property owners must approve. Ken, Lisa, Andrew, and Greg want to be on the committee. Deed restrictions can remain the same, or be less restrictive, but it is extremely difficult to make them more restrictive. The earlier we start the better; we need a consensus on what the board wants. We need it very structured. We need to have a Line item vote. We want to retain an attorney; Lisa will contact attorney Anthony Barrows on Big Pine Key.

Lisa was asked, "What do your clients look for on deed restrictions when they are buying a house?" She said that buyers typically shy away from a Homeowners Association. Almost everyone wants a shed in their yard. People don't want to be told what they can or can't do. They have to follow Monroe county code, which they feel is already restrictive.

Will we allow digital voting on Deed Restrictions and By-Laws? That presents a problem, as some might do BOTH mail in and digital. We would need to verify that the person voting digitally is in fact the person they claim to be. We should send paper ballots. We should have an independent auditor collect and register the votes.

Questions were raised about the Restaurant at the marina. Kathy phoned the owner who told her he has a certificate of occupancy for the apartment at the restaurant. The owner said it is occupied by the future manager of the restaurant, while they await a permit to open the restaurant. For a restaurant that is not open, they seem to have any number of possible managers.

They can't have a "Residential" permit in a "Suburban Commercial" area. The owner is definitely violating the code. Kathy was told they are waiting on permits to go forward.

There is no business there. How often do the license plates change? There is no vacation license rental for this property. We could ask the question of the tax collector, did they receive tax from rental?

We need photos of all the cars; some may be overflow parking for the marina. Take as many pictures of license plates at the apartment as possible early in the morning or late in the evening.

2022 Ballots: Kathy asked how many intended to remain on the Board, and would like their names on the 2022 Ballot. No one asked to be removed from the ballot. Greg will

continue as a Director. Cindy will continue as Recording Secretary. Ken will continue with a title other than "Corresponding Secretary". Ken will be the "Government and Legislative Monitor" .....or committee.

Ken stated that according to our By-Laws, he is not performing all Corresponding Secretary duties. Our By-Laws state that the Corresponding Secretary sends out newsletters. Ken attends government and legislative meetings, and reports back to us. He writes letters for Kathy to sign and send out.

He does not send newsletters to all members. That duty has been performed by Debbie, with the e-minder. Leigh Anne will begin that duty in November. "Corresponding Secretary" is better filled by Leigh Anne Schuler.

We need to solicit Directors from Sawyer and Colson Drive. Members from those streets often say they don't feel included. We need to get representation from Sawyer and Colson.

November e-minder will ask for volunteers for directors. Eligibility for a CGPOA Director is that you must own property in Cudjoe Gardens, and be a CGPOA member for at least one year.

Our Deadline is November 25th for ballots and everything in our annual newsletter. Our annual meeting will be in January.

Greg has not ordered the Buoys yet. He WILL order them this week.

**New Business:**

Lisa will host November 8 meeting, Kathy will host December 13, Cindy will host January 10, and Ken will host February 8.

Being no further business, meeting was adjourned at 8:29.

Respectfully Submitted,  
Cindy Dresow, Recording Secretary