

# CGPOA Board of Directors Meeting

November 16, 2020

Meeting was held via Zoom due to Corona Virus Restrictions

Meeting called to order by President, Greg Daniels at 7:19

Roll call taken: Attending- President Greg Daniels, Treasurer Andrew Daly, Recording Secretary Cindy Dresow, Corresponding Secretary Ken Kurdziel, Directors Mary Bell, David Dornseif, Kathy Niemann, and Richard Schugar. Assistant Directors Randy McDonald and Jo Socha. Absent - Director Walt Drabinski

Guest - Leigh Anne Schuler

October Board Meeting minutes approved.

Treasurer's Report approved.

Greg expected Alan and Christina Lark from the Cudjoe Gardens Marina to attend to present their proposal to build "affordable housing" on property zoned commercial where they presently store boats at the marina. To change the zoning requires a vote of all Cudjoe Gardens Property Owners, with at least 51% approval. The Marina and restaurant have always been assets to our community. We should have our list of questions ready for them at our December meeting.

## Complaints:

Legal fees were discussed before voting to hire a new lawyer to advise action against the owner of the unattached carport at 224 Sawyer Drive, which is in violation of our deed restrictions. The Board approved a retainer of \$5,000 to engage the services of Attorney Kevin Hoyes to advise us on how to proceed. Discussion regarding the \$20,000 retainer that will be needed to pursue in court, has not yet been approved.

The unresolved complaint regarding the house converting to a duplex at 20969 5th Ave. W should be reported to the County.

A new complaint about a live aboard in the canal was presented. More details are needed.

The mess at the corner of Drost Dr and 1st Ave. E has improved slightly, since the garage door has been installed. The owners are doing the work themselves, while also working regular jobs. Another month reprieve granted.

Building Committee is headed by Walt Drabinski, who has not attended meetings, and has not returned the building plans to Greg for a new residence at 440 Pattison. Greg

has reviewed the plans, but asked for one other person to also review the plans, to be certain they comply with our deed restrictions. Ken Kurdziel will review them. Greg will send a letter to the owner of 440 Pattison stating approval, or reason for not approving.

Andrew asked if Ken would also send his letter regarding rentals less than 28 days, to our County Commissioner, Michelle Coldiron. Ken will write the letter, get Greg's signature, and mail it.

Jo Socha assured us the Annual Meeting event could be held without endangering anyone. The street will be closed. After much discussion regarding all guidelines while serving food for the party, it was decided to omit food.

Guests may bring their own coolers with whatever beverages and snacks they prefer. Jo invited Sheriff Rick Ramsay, Captain Patty Thompson, and Lieutenant Tom Walker to speak at our meeting. Greg suggested Jo check with 4- Star Rental to rent 30 chairs, and tents.

### **Committee Reports:**

Government and Legislation: Ken Kurdziel e-mailed a copy of his letter to the BOCC regarding the South Point Affordable Housing Project to all board members for approval. Letter was approved. The letter will need Greg's signature before sending this week.

Program and Entertainment: No Happy Hours and No Christmas Party scheduled due to Corona Virus restrictions.

Membership Committee: Leigh Anne will e-mail a copy of the proposed Annual Newsletter to all Board members for approval before going to print. She requested a "Welcome new neighbors" page with their names and addresses. That information should be requested from Inca, who maintains our data base.

Leigh Anne is compiling and editing our Annual Newsletter for the first time. She requested a Treasurer's report, as one was included in our 2020 Annual Newsletter. Andrew will e-mail the Expense and Income Report January 1- Oct 31 to Leigh Anne. The year end Treasurers report will be available at our Annual Meeting. Leigh Anne prefers the pdf format, for clean sharp logos.

### **Old Business:**

New Entrance sign update from Mary Bell - We are waiting approval for licensing from the County before the Sign company will commence.

No wake zone for canals - Greg has not had time to meet with FWC to create the No wake zone.

Storage Solutions - Jan Edelstein left a box of CGPOA records and documents with Kathy. Andrew has boxes to go through. Cindy has 2 boxes of old records, and 3 small boxes of cookbooks. Greg has boxes of records. Rich Schugar is storing the Christmas Light Decoration award signs and signs for our community wide yard sales. Donna Coon is storing 3 bins of picnic supplies. Greg proposed finding a storage rental space for all of this.

Florida's requirement for record keeping is 7 years.

Kathy suggested that CGPOA cookbooks be for sale at our annual meeting.

### **New Business:**

By show of hands, 6 incumbents agreed to be on the ballot for 2021 Board of Directors. Leigh Anne Schuler asked to be added to the ballot as a director. We are in need of a President, Vice President, and one more director, and hope members will volunteer at the Annual meeting.

Names for the 2021 ballot:

Pres?

Vice Pres?

Treasurer - Andrew Daly (incumbent)

Corresponding Secretary Ken Kurdziel (incumbent)

Recording Secretary Cindy Dresow (incumbent)

Directors:

Mary Bell (incumbent)

Greg Daniels (incumbent)

David Dornseif (incumbent)

Kathy Niemann (incumbent)

Leigh Anne Schuler

Randy McDonald, Debbie Saavedra, and Jo Socha will remain as Assistant Directors.

The Annual Meeting is set for Saturday, January 16, with rain date of Sunday, January 17. Time will be 3 PM. Location: Street in front of Jo Socha's 20750 1st Ave W.

E-minder: Mary Bell will write a "Board Member Profile" for our December e-minder, and also address the illegality of discharging anything into our canals.

Ken Kurdziel has already written his Board Member profile for the January e-minder.

Randy McDonald reported that Canal Water Sampling had been suspended after March till July due to Covid-19 restrictions. The last sampling was July-August. The Lab at Gainesville will send someone down early in December to collect our next samples. Randy asked for more volunteers to help with this. If there are three teams of

two people, then each team would only do it twice a year. It requires a 3 hour commitment.

**Open Discussion:**

Following a complaint of discharge of soap or foam and grass clipping in the canal, Rich mentioned that our Deed Restrictions address Canal Housekeeping.

Christmas Light Decorations will be judged by a team of 3 volunteer elves from CGPOA mid December.

The next CGPOA Board Meeting will be Monday, December 14 at 7 PM.

Being No further business, meeting adjourned at 8:46 PM

Respectfully Submitted,  
Cindy Dresow  
Recording Secretary