

CGPOA Board of Directors Meeting

November 8, 2021

Location: Lisa Ferringos' home, 651 Pattison Dr.

President Kathy Niemann called the meeting to order at 7:05 PM.

Officers Present: President Kathy Niemann, VP Mary Bell - via zoom, Treasurer Andrew Daly, Corresponding Secretary KenKurdziel, Reporting Secretary Cindy Dresow.

Directors Present: Greg Daniels, David Dornseif - via zoom, Lisa Ferringo, and Leigh Anne Schuler.

Absent: Ihor Raniuk

Three guests: Christine Lark, Leslye Gartrell, and Jason Johnson, plus 4 more guests via Zoom: Carl Townsend, Bob Rice, Frank & Cheryl Straub.

Minutes from October CGPOA Board meeting approved, with the correction from Treasurer, Andrew Daly that the balance in October was \$60,127.

Treasurer's report has not been updated. Andrew is experiencing computer problems.

Committee Reports:

Government and Legislative: Ken reported from an October 20 Land Authority Governing Board meeting, that the County has acquired 2.2 acres plus 0.7 acre of bay bottom totaling approximately 2.9 acres at the corner of US1 and Pirate Rd oceanside on Cudjoe Key, near mm 22. The property has a Tier 1 designation as a Natural Area, with a zoning designation of Suburban, though it is supposed to be set aside for nature. The County has 12.56 Transferrable Development Rights (TDRs)

The County approved staff to submit 2021 FMA Grant Applications for Elevation, Reconstruction, and Acquisition Projects of approximately 30 privately owned properties with a budget amount of \$7,000,000.00. Homeowners provide a local \$ match amount for elevations and reconstruction and the County providing local \$ match for acquisitions.

The Nov 3 meeting was transportation focused. Item 61: The BPK bicycle and pedestrian trail in the vicinity of US1 an Key Deer Blvd needs signing and pavement marking improvements.

Item 104: Islamorada is conducting an access management study along US1 between mm 77 and 83, to determine the need for turn lanes or other improvements to avoid the

choke point as motorists attempt to merge onto US1 from the Old Highway. The Old Highway should better serve as a frontage road.

Item 155: A detailed feasibility study on a possible Water Ferry Service from Miami to Key West.

Item 158: Conduct a study to evaluate the feasibility of implementing active traffic management strategies such as ITS Infrastructure, TSM&O Workstations in the Monroe County Sheriff's Office; extend Road Ranger Services into Monroe Co. A pilot program focusing on high crash locations; explore the use of Big Data, Digital Twinning, and / or AI Tools.

Item 167: Evaluate the feasibility of implementing Automated Buses. Conduct a Roadway Readiness Analysis Study to identify infrastructure and system needs to support automated busses. Two potential areas: Stock Island to Marathon or the proposed connector between the Mobility Hub and Key West.

Greg stated that he is part of the Florida Keys Scenic Highway group.

Building Committee: Greg and Ken reviewed plans for a proposed home at 430 Pattison Dr. Everything meets CGPOA requirements, except the setbacks. The house will need to be repositioned for proper setbacks. Greg will send the color coded map we have showing that the 3rd addition includes 430 Pattison, so the owner will know the setback requirements. Setbacks are always from the drip line of the roof.

Ken will write the CGPOA letter accepting the plans as drawn, with condition of repositioning the house to proper setback. Kathy will sign the letter from the CGPOA Board.

House plans are now sent electronically. Keeping files on these will be much simpler. Lisa suggested using "Dropbox" for this information.

The question arose of architectural requirements. We were reminded that we can't make deed restrictions MORE restrictive.

Entertainment Committee: There will be no November Happy Hour. Our December 10 Christmas party has only 6 paid RSVP's. A reminder e-minder will be sent requesting paid RSVP's BEFORE our deadline of November 24th.

Greg offered to donate a gift bag of honey and honey related items from his business, "Cudjoe Bee" as the door prize available to the winner chosen from those who donate a toy or gift card to Toyz for Keyz Kidz the evening of our Christmas Party.

Kathy volunteered to transport all the toys gathered that evening to the Sheriff's station for delivery to Keyz Kidz.

Stacey, Jo, Leigh Anne, & Cindy are in charge of Christmas party decorations.

Newsletter and e-minder: Leigh Anne was concerned that using Mailchimp for the e-minder might not have reached everyone. Greg explained that with Mailchimp, messages must be sent from a verified domain. Leigh Anne will seek advice from our web-site volunteer, Woody Hutchinson to verify the domain.

The annual newsletter must be a printed copy, including ballot for 2022 Directors and Officers. It must be mailed a minimum of 30 days in advance of our Annual Meeting.

Mary and David will return on Saturday to help contact our advertisers for the annual newsletter. Cindy helped obtain half the advertisers last year, and will do so again. All board members may solicit advertisers.

ADVERTISING in CGPOA 2022 Annual Newsletter

These ads will be in color, as submitted to us by the advertisers.

1/2 page ad \$100

1/4 page ad \$ 60

1/8 page ad \$ 40 (Enlarged business card)

Send payment with ad size & info (so payment can be matched to your ad) to: (Our treasurer prefers checks over electronic payment to advertise in the annual newsletter.)

CGPOA Treasurer
P. O. BOX 420121
Cudjoe Key, FL 33042 Email your ad to Leigh Anne Schuler, newsletter editor
@ logoleelee@hotmail.com **Ad rate for e-minder is \$10 per month.....business card size.**

Our CGPOA Annual meeting date was set for Saturday, January 29, with a rain date of Sunday, January 30. Location will be assured in December.

We are expecting to have more volunteers than spaces available on the Board, so we will take an actual vote of all paid 2022 CGPOA members.

Lisa Ferringo volunteered to be on the ballot for Treasurer, as Andrew expressed his eagerness to relinquish that position.

The decision to place a limit of only one member per household on the By-Laws Committee does not apply to CGPOA Board Members.

Old Business:

Greg ordered the "No Wake" Buoys. They will be here by November 15

Mary offered to review and purge unimportant CGPOA records when she returns. Some that were in Greg's care have been damaged. Kathy has a bag of CGPOA documents left by Jan Edelstein. Andrew has boxes of old CGPOA papers. Lisa offered assistance if some should be scanned. Greg has a CGPOA bin with nearly a thousand name tags. We will use name tags at the annual meeting.

Code Violations: House at 20969 5th W. County closed the case on the car, because the code enforcement officer looked at the wrong car, not the unlicensed one that has been sitting there for 3 years.

Much clutter surrounds the new house on the corner of Drost and First Ave E. The owner died 2 months ago. Friends and family members are working to ready it for sale.

By-Laws and Deed Restrictions will be reviewed after first of the year.

Kathy is concerned about the word, "Resident". Our By-Laws state "Any officer or director must be a member of the Association and a resident in Cudjoe Gardens for a period of not less than one year." Most on the Board agreed that does not imply that the member would need to live in their Cudjoe Gardens home the entire year. Greg checked the Websters' Dictionary for this: "resident - living in a place for some length of time." Consensus was that it is most unlikely that a paid CGPOA member who resides here for a short time would be interested in volunteering to serve on our board. If that would happen, that Director would still have only one vote in a total of 11 Directors.

The best candidate will win. Volunteers willing to serve on the board are vested in the community. Only paid up CGPOA 2022 members can vote for the 2022 Directors and Officers.

Every paid member deserves a seat on this board, if they are voted in. Andrew believes that living here full time gives us a better idea of what goes on; residents do care what happens here.

Discussion was tabled on definition of "resident".

2022 Ballot: Thus far, we have -

President Kathy Neiman (incumbent) 6th W

Vice President Mary Bell (incumbent) 7th W

Treasurer Lisa Ferringo (formerly Director) Pattison Dr

Corresponding Secretary Leigh Anne Schuler (formerly Director) 1st Ave. E

Recording Secretary Cindy Dresow (incumbent) 7th E

(Officers are voted on separately from Directors.)

Directors: We have 8 candidates for 5 spaces. We should have representation from Sawyer and Colson Drives.

Andrew Daly (incumbent) 2nd W
Donna Daniels 6th W.
Greg Daniels (incumbent) 6th W
David Dornseif (incumbent) 7th W
Leslye Gartrell (Navajo Dr.
Ken Kurdziel (incumbent) 6th Ave. E
Jean Mirabal 5th W
Cheryl Straub Seminole Dr

Everyone wanting to be a Director or Officer (including incumbents) should submit a bio for our e-minder. Anyone running for a position on the Board must have been a paid member of CGPOA for no less than one year.

New Business:

Leigh Anne should send out an e-minder 3 days before each monthly Board meeting with zoom information.

Christina Lark, and Lisa Ferringo volunteered to be on the Christmas Light Judging Committee with Pete Pedersen. (It was later learned Pete Pedersen will not be a judge this year.) Rich Schugar is storing the 5 award signs, and will have them available for the new judges to pick up, if he is given a 3-day lead time.

Lighted Bike Parade: Our entertainment coordinator, Stacey Pillari is arranging for Santa Claus to lead the parade in his yellow jeep on Friday, December 17th at 6 PM.

Anyone providing a beverage station that evening should let Kathy Niemann, and Stacey Pillari know, so the parade will stop at those addresses.

Lisa will e-mail attorney Michael Hopper on November 9 to ask for a second opinion on meaning of 'camper' in our deed restrictions. After learning Michael's opinion, the Board will decide how to proceed.

Lisa had legal papers from attorney Tony Barrows. The Board agreed to pay Tony Barrows a retainer to represent us.

The Cudjoe Gardens marina restaurant is moving forward. Kathy said they are trying to get permits, and hope to open in March.

Upcoming Board meetings: Kathy will host December 13, Cindy will host January 10, and Ken will host February 8.

Being no further business, meeting was adjourned at 9:07 PM.

Respectfully Submitted,
Cindy Dresow, Recording Secretary