

CGPOA March 2021 eMinder

Message from the Board (Kathy Winters): Folks, your Cudjoe Gardens Property Owners Association has been busy. First, you will be hearing more from me, Kathy Niemann, this year. As with any organization, we needed someone who could speak on behalf of the CGPOA as a whole and I agreed to assume that responsibility. I feel it is a deep honor to serve in this way. If there is anything you need to know or anything the board can do for you, please do not hesitate to contact me. The best way to contact me is by email, Kathy-Winters@utc.edu. You may also reach me by phone at 423-605-4183. Of course, you can drop by and see me at 20788 6th Avenue W.

We spent our last meeting organizing for the new year and assessing where we stood on outstanding items. Here are some of the active issues.

- FKAA has not complied with Deep Well use for treated sewage. Through FOLKS (Friends of the Lower Keys) we agreed to support the issue of not using shallow wells.
- As with any new year and volunteers, we needed to add an additional signatory on our checking account.
- The sign at the entrance is still in progress. We are waiting on a permit from the county.
- We have received complaints about houses within the garden begin rented for less than 28 days. Through a letter, we reminded everyone we knew of that has short term rentals of that restriction. Did you know that the county is very active in this area? Last year, there were \$155,000 in fines on Cudjoe. Of course, those were not all in the gardens.
- We are continuing to work on acquiring no wake zone signs from FWC.

- We also decided to continue our support of FIRM (Fire Insurance Rates for Monroe) through a \$500 donation.
- We need your help, if you know what is happening with the old restaurant near the marina, please contact one of the board members.

The board is here to serve the community. If you know of something going on in the community or the area that needs our attention, please contact one of the board members. Thank you on behalf of the Board. Kathy

Short Term Rental List: (Kathy Winters): I have been contacted several times about any potential rental houses in the Gardens. It occurred to me that it would be good to have a list of available short-term rentals. If you have a short-term rental and would like to include your property, please send your address and best to contact you. This is strictly voluntary.

Dig Deep Cudjoe (Jan Edelstein): **Good news** – After over 6 years of vigilance, litigation, and public advocacy, we have reached an agreement in principle with DEP for it to issue a permit that restricts the operation of the shallow wells at the Cudjoe Regional Wastewater Treatment Plant. No longer will the shallow wells be authorized for primary use, but only for backup use in the case of emergency or repair to the deep well, and only for limited time periods.

We can congratulate ourselves as an effective association. Along with the Sugarloaf Shores Property Owners Association, we joined, in 2014, with two individual fishermen and their pro-bono attorney, Caron Balkany, to wage this fight for clean water. Our POAs provided the funding for the initial joint legal challenge, and for expert witnesses, along with hundreds of hours of advocacy, citizen science, and pro-bono legal work. We thank Ms. Balkany,

and her clients, and particularly the POAs' lawyer, Diana Davis, who worked tirelessly for us for a very small fee.

We also thank the co-founders of Dig Deep Cudjoe, Jan Edelstein of Cudjoe Gardens and Jan Diamondstone and Diane Johnson of Sugarloaf Shores. Dig Deep advocated for a dye tracer study by the National Marine Sanctuary's principal investigator for water quality, Dr. Henry Briceno. Finally, we thank Kirk Zuelch, the former FCAA Director, for his leadership in engaging an unbiased academic to study the hydrogeology of the area, which led to FCAA's decision to build a deep well, even when DEP refused to require it.

Unfortunately, in many other Keys communities, DEP continues to permit the shallow well disposal of millions of gallons of partially treated wastewater. But that is a battle for another day. In the meantime, let us always remember: **“Never doubt that a small group of thoughtful, committed citizens can change the world: indeed, it's the only thing that ever has.”** - Attributed to Margaret Mead, anthropologist, recipient of the Planetary Citizen of the Year Award in 1978.

Cudjoe Gardens Unique Birthday (Judee Lyons): They came by boat, they came by kayak, they came by car and some just walked with their dogs to the birthday party for Oreo, the labradoodle belonging to Nancy Andrews on Second Avenue. There were at least fourteen dogs ranging in age from eleven, Miss Lilly, to two-month-old Aspen.

I must admit I was a little skeptical of bring my Airedale terrier to such a gathering but pleasantly surprised, that there was not one issue with any of the dogs. Then I realized that almost all the dogs know each other because they are walked through the neighborhood every morning- so they know each other. The Labradors headed directly to the canal for a swim but not once came and shook water on any of the guests. Then there were the dogs that hung around the food table which was loaded with doggie treats so no problem. Baby Aspen was running around

annoying other dogs so she got told off a couple times – once by Shelly Girl who never tells anyone off.

Guests included a French bull dog, a Cavalier Spaniel, a poodle, a number of Goldens, and some sidewalk varieties that rounded out the collection. They have names like Ellie, Sarah, Ella Mae, Mia, Wi-Daagh, Reilly, Lizzy and Zoey.

I was surprised to learn that of all the dogs only two were males - seems to be a preference in the neighborhood. The males were well behaved because there were enough girls to go around, and then there were doggie treats.

So, thank you to Nancy for such a fun and unique gathering that reminds us how **wonderful** Cudjoe Gardens is.

CGPOA ANNUAL DUES (Cindy Dresow): THANKS to all who have paid your Annual Dues! If you've forgotten, please send your check for Annual Dues of \$75, along with your address & contact info, to

**CGPOA
P.O. Box 420121
Cudjoe Key, FL. 33042**

Neighborhood Kudos (Cindy Dresow): KUDOS to **Debbie Saavedra** (Pattison Dr.) for her TERRIFIC e-minders delivered to us each month. It takes a lot of effort to compile everything sent to her, and then send it out to each of us! Please thank her for keeping us informed!

CGPOA Monthly Happy Hours (Cindy Dresow): CGPOA Happy hours and Social Events are not being scheduled due to Covid-19.

We need your help (Cindy Dresow): Cudjoe Gardens needs **two** more Directors on our Board, for a total of eleven, per our by-laws. If you have concerns about our neighborhood, and have ideas to improve Cudjoe Gardens, please volunteer to be on our CGPOA Board. Requirements are that you own property in Cudjoe Gardens, have been a resident for at least one year, and have paid your annual dues. Meetings are held via ZOOM the 2nd Monday of each month.

The purpose of this organization shall be to inspire in all Cudjoe Gardens Property owners a sincere desire to maintain and preserve the natural beauty of the Gardens and to perpetuate its high architectural standards;

To serve as a forum whereby any Gardens property owner may be heard on any subject of mutual concern relating to the use and maintenance of any and all Gardens property; To implement Gardens deed restrictions; To represent the majority wishes of Gardens residents in contact with government and other public entities.

Did you know? (Cindy Dresow): County ordinance prohibits **weeds** or grass in excess of eight inches in height. County ordinance also prohibits the accumulation of waste, yard trash, or debris. Anyone may file an anonymous complaint with Monroe County Code Enforcement. www.monroecounty-fl.gov. or 305-289-2810



Deed Restrictions (Cindy Dresow): Deed restrictions are what help to make Cudjoe Gardens such an attractive neighborhood. Our new CGPOA President, Kathy Neiman asked that each Board Member choose a month and a Deed Restrictions to focus on for an e-minder. My choice is #8. Nuisances - The last line reads, "Line **fences and hedges must not exceed four feet in height.**" As you drive up and down the Keys, take note of hedges or fences that exceed our four-foot limit. They are rarely attractive, and certainly not "neighborly" in appearance. Our four-foot limit is a really good idea!



“March Madness” (Cindy Dresow): Our Community Wide Yard Sales will be **8 AM - 2 PM Saturday, March 6.** Expect more traffic in Cudjoe Gardens that day than any other ever! Advertising in the Free Press, News Barometer and on US1 Radio (BizBaz) is done by your CGPOA Board. Signs will be placed at the highway; you only need to put a sign at your location, and at the beginning of your street. Jo Socha is accepting donations to benefit “Special Olympics” at her yard sale on 1st Ave W. If you’d like to offer help, call Jo: (305) 393-2466

Board Member Profile (Ihor Raniuk): I am 68 years old. Living on Cape Cod and Cudjoe Gardens. Cudjoe Gardens resident for over 20 years. Retired construction manager in the construction game for 45 years. Specialized in heavy highway, bridges, roads, railroads, airports, all type of buildings. Recently managed construction for the town of Andover Ma. Projects ran in dollar volume to 600 million to very small renovations. Built new schools, police stations, fire stations, libraries.

Rain Report (Randy McDonald): The rain total for February was another paltry 0.46 inches. This was mostly from a single rain of 0.29” reported 24 February. It is certainly the dry season. To check rain more often visit <https://www.cocorahs.org/ViewData/StationPrecipSummary.aspx> and enter my station: FL-MN-6.

Property Owner’s Concerns: If a property owner has a specific concern, it must be mailed to the Cudjoe Gardens Property Owners Association (CGPOA) or given to a Board Member in writing. It will then be discussed at the following Board of Directors Meeting and kept on record. Please mail any correspondence to: CGPOA, PO Box 420121, Cudjoe Key, FL 33042.

~ 2021 CGPOA BOARD OF DIRECTORS ~

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Vice President: Vacant

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