



Letter from the President.

Happy Holidays,

For me the holiday season officially begins with Thanksgiving. As I reflect on this past year, there is so much for which to be thankful. Among those things is the neighbors and the beauty we / I experience each and every day here in Cudjoe Gardens. So, thank you for being a part of the Gardens and my life.

We had a very busy meeting in December. I will try to summarize the meeting and give you an idea of what your board is up to. As of October, we have \$60,127 on hand. Of course, this balance will change drastically between now and the Annual Meeting with dues coming in.

We are following several actions from the county. Here are a few of the hot topics that might affect our community. Ken who takes the responsibility for government and legislative, reported 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.

For those traveling to the mainland, 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. A detailed feasibility study on a possible Water Ferry Service from Miami to Key West has been authorized. Also approved was 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. Finally, there is a plan to evaluate the feasibility of implementing Automated Buses. Conduct a Roadway Readiness Analysis Study to identify infrastructure and system needs to support automated busses. The two potential areas are Stock Island to Marathon or the proposed connector between the Mobility Hub and Key West. As you can tell there is much going on in this area.

The building committee was also busy this month. They reviewed house plans for two new dwellings, one on Drost and one on Pattison. The house on Drost was approved. However, the house on Pattison was not approved because of an issue with the setbacks. Setbacks are always from the drip line of the roof.

We also discussed several social events, the November happy hour and the Christmas party. Because of the busy thanksgiving season, we decided not to have a happy hour in November. See additional information on the Christmas party later in the newsletter. The lighted bike parade will take place on December 17, more information is available later in the newsletter. By all means don't forget the Christmas lighting contest.

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 Daly expressed his eagerness to relinquish that position. There is a list of all eligible volunteers later in the newsletter.

Our new wake buoys are finally here, and we plan to install them after the holidays.

We had a request from a neighbor to get a second opinion on the camper definition situation. That is in the process of happening. We have contracted with an attorney to represent the association. As you can tell, we have been busy this month.

I want to wish everyone a very happy holiday season.
Kathy Niemann

Lighted Bike Parade: The annual lighted bike parade will be held on December 17th. The parade will begin at last year's top Christmas light award winner, 20926 9th Ave W. so we can appreciate all the beautiful lights. The parade will be led by no one else but Santa in Keys style, a yellow jeep. If you plan, to offer a beverage station please let Kathy Niemann at Kathy-winters@utc.edu or Stacy Pillari at StaceyPillari@cbschmitt.com know. They will contact Santa and be sure he makes your house one of the stops.

Slate of Officers: Below is a slate of officers for the 2022 CGPOA board. At this point nominations are over, but nomination will be taken from the floor. To be eligible for the board, you must be a resident of Cudjoe Gardens, and a paid member of CGPOA for a minimum of one year. More information will be available on each candidate in the Annual Newsletter

Officers:

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 7th E

Directors: (6 available)

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

Next Board Meeting Dates.

December 13 – Kathy Niemann, 20788 6th Avenue W

January 10 – Cindy Dresow 21023 7th Ave E



Rain Report: Hello, My name is Peggy Jent and I live in the Foster residence on 9th Ave west. I have joined Cocorahs weather reporting after being asked by Randy McDonald to take over where he left off , when he moved away from Cudjoe. You can go to Cocorahs.org and look at station number.....FL-MN-65 and station name 1.1SSW to see the daily reports. The

month of Nov is not complete as I am having trouble entering previous dates, but the total rainfall for November was 2.72 inches. Thank you Randy and Libby for working for our neighborhood all these years...we wish you a great adventure in Jacksonville south.

On another note, please take the time to drive around or bike around to see the decorated houses during this holiday season. I know there are quite a few new homeowners in the neighborhood this holiday season. We invite you all to explore the neighborhood for light displays, you won't be disappointed and hopefully some new displays will appear this year from our new neighbors. If a neighbor is going all out in decorating please don't feel you can't compare...any lighting brightens up the street and could help make your street the most illuminated.

-Peggy Jent



There will be a new team of judges for this year's Christmas Decorating Award

(Cindy Dresow)

With such a supreme effort, it is likely that 20926 9th Ave W will again receive the

“Most Spectacular Display”

However, there are 4 other awards that are also highly prized.

Most Spectacular Display

Best Spirit of Christmas

Most Original Display

Judges Special Award

Judges Special Award

Show your Christmas Spirit!

DEADLINE EXTENDED

Final day to get paid RSVP's is Sunday, December 5. ONLY \$20 ea for members!



Cudjoe Gardens
Christmas Party
Friday, December 10, 2021
BOONDOCKS
Grill & Draft House
MM27.5

Please bring an unwrapped toy or gift card for Toyz for Keyz Kidz. You will be entered to win a door prize.

Happy Hour starts at 5:00 PM (Cash Bar & Free non-alcoholic beverages)
Dinner served at 6:00 pm

Boondocks House Salad
with cucumbers, cherry tomatoes, cheddar jack cheese and choice of Ranch or Blue cheese dressing

Mediterranean Pasta Salad
Artichoke hearts, Kalamata olives, feta cheese, spinach and cherry tomatoes tossed in a citrus vinaigrette

Chicken Cordon Bleu- with a Dijon Cream Sauce

Seared Mahi- topped with mango salsa and a sweet balsamic glaze

All dishes served with Forbidden Black rice, French Green Beans with a herb butter &

Boondocks House Made Desserts

CGPOA Members \$20 • Non-Members \$30

Please remit this form with a **check payable to "CGPOA"** **No Later than Saturday, November 20th** to the front porch drop box at 21052 1st Ave. E. or mail to Leigh Anne Schuler, 21052 1st Ave E. Cudjoe Key, FL 33042
For more info, email: logoleelee@hotmail.com

Name & phone # of attendee: _____ Member Non-Member \$ _____

Name & phone # of attendee: _____ Member Non-Member \$ _____

Party Total \$ _____

Non-Members SAVE now!** - Buying a 2022 membership to the Cudjoe Gardens Property Association includes the membership discount for this year's Christmas party. Only \$75 per household, per year. **Please include a separate check for \$75 to join.

Name(s): _____ Phone: _____

Street Address: _____ Email: _____

"Your Christmas Portrait"

from the **CGPOA Christmas Party**

Friday, December 10, 2021



Be sure to bring your camera or phone to the Christmas Party at Boondocks! Your choice of background, Tropical Plants or Christmas decor.

Don't forget to bring an unwrapped toy or gift card for Toyz for Keyz Kidz. You will be entered to win a door prize.



** Bicycle events are at your own risk, not an official CGPOA event.*



Lighted Bike & Walking Parade

Friday, December 17, 2021

This year Santa will be leading the Parade in his big yellow jeep!

Join us at the the most decorated house in Cudjoe Gardens -
20926 9th Ave. W - to parade thru the neighborhood starting
around 6 pm!

Volunteers will be providing "Holiday Cheer" along the way.

Don't forget to decorate your yard for the holidays as we will
once again have a judging for best decorations!





Holiday Gratitude List

by Rich Schugar

Each year Randy gave us the names of the hardworking folks who service our neighborhood. In his absence, I took it upon myself to update my Holiday Gratitude list and wanted to share.

Our Waste Management Sanitation Workers remain Osmony Bello and Phillippe Bonheur. As they always return my cans to where I store them, I am always quite generous with my gift.

Our Letter Carrier is still Alexis Rosa. She has delivered our mail for about 3 years now. USPS frowns on gifts of cash. FYI, I always find a cute, Holiday themed gift for her.

The Key West Citizen seems to have found a dependable replacement for the late Jack Dale. Wesley and Stephanie Humphrey reside at 2887 Central Ave. BPK 33043.

In these difficult economic times, I hope all of our Cudjoe Gardens neighbors show their gratitude this Holiday Season.

Merry Christmas,
Rich Schugar

Santa Claus Is Coming To Town!



Friday, December 3, 2021 at 6PM

29967 Overseas Hwy (next to the Big Pine Key Post Office)

Parents bring your cameras and take your child's picture with Santa! Every child gets a free goody bag!

"Deer" Santa's Orchestra will be playing Christmas Carols!

For info: 305-872-3050

Saturday, December 4th. Key West Holiday Parade

Charming holiday spirit abounds in this annual parade. Local flavor prevails with marching bands, school groups, motorized and non-motorized floats and lively community participation. The parade kicks off at 7 p.m. at Bayview Park's Truman Avenue and White Street location. Catching tossed candy and seeing Santa are highlights for kids of all ages!



**Advertise in our CGPOA Monthly E-minders and in
our Annual Newsletter!**

Our e-minders go electronically to nearly 400 households at the first of each month. Any CGPOA member may advertise any month or all months. Also, our printed Annual Newsletter will go to nearly 400 local

mailboxes this month. If you would like to advertise in the printed edition, please contact Leigh Anne Schuler before December 10th. Email your ads to logoleelee@hotmail.com. Checks may be sent to CGPOA Treasurer, P.O. Box 420121, Cudjoe Key, FL 33042.

~ 2021 CGPOA BOARD OF DIRECTORS ~

President: Kathy Niemann
(423)605-4183
Kathy-winters@utc.edu

Vice President: Mary Bell
(312) 810-8282
marycbell@live.com

Treasurer: Andrew Daly
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Cdaly31867@aol.com

Recording Secretary: Cindy Dresow
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Director: Lisa Ferringo
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Director: Ihor Raniuk
(305) 923-0331
iraniuk@hotmail.com

Director: Leigh Anne Schuler
(804) 739-1198
logoleelee@hotmail.com

Asst. Director:
Randy McDonald (Canal Water Sampling)
(305) 587-0690
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Asst. Director
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Asst. Director:
Jo Socha (Neighborhood Watch)
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Social Committee Chair: Stacey Pillari
(305) 906-0144
StaceyPillari@CBSchmitt.com