

Cudjoe Gardens POA Meeting Minutes

Board of Directors Monthly Meeting

February 19, 2024

Location: Home of Lisa Ferringo

Call to order

The Meeting was called to Order at 7:00pm

Roll Call: Present – President Kathy Niemann, Vice President Greg Daniels, Treasurer Lisa Ferringo, Recording Secretary Donna Daniels. Directors: Robert Blair, Andrew Daly, Allison Delashmit, Joan Kegerize, Karl Kremser, and Ken Went.

Absent: Corresponding Secretary Leigh Anne Schuler

Guests: Nancy Andrews, Cindy Dresdow, Bob Schoneck, Dorothy Brown.

Guest Input:

Cindy Dresdow—Community Wide Yard Sale on Saturday, March 2. Allison taking the helm on that. Cindy sent the details to the News Barometer. Cindy also asked who the winners were of the holiday lights displays.

Bob Schoneck and Nancy Andrews—Bob and Nancy are against the Board reimbursing homeowners \$250.00 towards the NON-ALCHOLIC Happy Hour expenditures.

Nancy also asked for clarification on the deed restrictions that were brought up at the annual meeting and Kathy provided it.

January 2024 Board Meeting Minutes.

Greg made a motion to approve the minutes; Andrew seconded. Motion carried.

Treasurer's Report

Lisa gave the Treasurer's Report. Robert made a motion to approve same; Donna seconded. Motion carried.

Committee Reports

Government and Legislative Committee. Andrew has been trying to contact FWC regarding the fish kills. Allison discussed the toxins in the water quality and the hot spots. She provided the Fish Kill Hotline: 800-636-0511 and the website for the Observation Report www.lkga.org. Andrew and Kathy went to the BOCC meeting regarding ROGO (Rate of Growth Ordinance). The County Commission decided that there wasn't enough voter enthusiasm regarding the change of government style. Andrew has the BOCC agenda for February 21st. He wants a resolution from us regarding getting information from FKAA. Greg feels we need an intelligent list of questions to ask and let's come back to the next meeting, sign a letter, and

send it off. Nancy Andrews stated that according to a new neighbor, as of 2024, anyone who pulls a permit needs to put in a cistern and a gray water tank. Lisa feels that those are voluntary in order get more ROGO points.

Building Committee. Greg has no report. Two community members reached out about a pool and another homeowner had plans with a heating/AC unit encroaching on setbacks. Board pushed back and we haven't heard any more.

Program and Entertainment Committee. Kathy stated that Happy Hour will be at Jo Socha's on Friday, February 23rd.

Newsletter. No Report.

Welcome Committee. No Report.

Deed Restriction Committee. Neither Jean M. nor Jean P. will continue to be on the committee. Kathy needs volunteers. Allison and Joan will help. Next Listening Session is Thursday, February 22nd at Kathy's house. They also need someplace to host a Listening Session for March. April 16 is at Jean P's house—Kathy will re-check with her to see if she is still willing to host.

Old Business

Google Storage – Any documents needing to be saved should be saved to that drive.

Status of Buoys – No news on this. Andrew is willing to move them, due to Greg's surgery. Suggestions are placing them at Cudjoe Sales or putting them with the yard sale.

Property on 1st – The boat on the Property is gone.

Next Meeting.—March 11 at Kathy's house.

By-Laws – Kathy would like to see some new board members volunteering. The change in by-laws only requires 50% of the members of Cudjoe Gardens Property Owners Association and need to be at the Annual Meeting.

Happy Hour Reimbursement – Kathy feels that we should not reimburse homeowners for happy hour. Greg feels that if it's only a liability issue, then we should cease everything. Andrew feels that if it's going to cause divisiveness, let's rescind it for 6 months. Kathy suggested that we rescind it for the year. Further discussion ensued. Andrew made a motion to rescind reimbursement for Happy Hour; Joan seconded. Andrew made a motion that we add a questionnaire in the E-Minder for 10 Things the members would like to do for social events. Ken Wenthe seconded. Kathy stated that everyone should bring ideas to the next meeting.

New Business:

Security at Annual Meeting — Donna raised a concern about security and safety at the Annual Meeting and that there have been issues for a few years. Much discussion ensued. Donna stated that her other board has used an off-duty sheriff for security in times of contention. Further discussion ensued. Andrew made a motion to hire an off-duty sheriff for the January 2025 Annual Meeting. Donna seconded. Motion defeated. Donna asked for Roll Call of the vote. Kathy motioned that we table the discussion until the next meeting. Robert seconded. Motion carried.

Contacting People Who Did Not Sign Up for Membership When They Had in the Past— Lisa and Kathy discussed cross-referencing old lists and calling those who have not renewed their membership.

New Chair of Deed Restriction Committee — Tabled.

Someone to Take Over Signs — Beginning in May, we need someone to take over putting up the signs.

Complaint from Neighbor for 28 Day Rental – A homeowner provided a list of owners renting for less than 28 days. Kathy suggested that we send a letter stating that we received a complaint about rentals for less than 28 days. Discussion ensued that the complaining neighbor should take any pictures that Code Enforcement wants, but we should write the letter. Greg made a motion we send the letter and Andrew seconded.

Adopt-A-Highway – Greg reported that the State of FL is revamping the Adopt-A-Highway program. It would be after construction of our section of US-1 and would not cost us anything to adopt the 2 miles in front of Cudjoe Gardens. Andrew made a motion to do quarterly clean-ups in the Adopt-A-Highway program for the 2 miles in front of Cudjoe Gardens. Robert seconded. Motion carried.

Open Discussion:

None

Adjournment:

Greg made a motion to adjourn; Andrew seconded. Motion carried. The meeting was adjourned at 9:04p.m.

Next Meeting is on Monday, March 11.

Respectfully submitted,

Donna L. Daniels,
Recording Secretary