

# CGPOA Board of Directors Meeting

January 10, 2022

**Location: Cindy Dresow's home 21023 7th Ave E**

Meeting was called to order at 7:04 PM by President Kathy Niemann.

Kathy welcomed all attending via zoom.

Roll call: Officers Present - President Kathy Neimann, Vice President Mary Bell, Treasurer Andrew Daly, Corresponding Secretary Ken Kurdziel, Recording Secretary Cindy Dresow. Directors Present: Greg Daniels, Lisa Ferringo, Leigh Ann Schuler, and (via Zoom) David Dornseif.

Guests Present: Ken & Kathy Wente, Leslye Gartrell, Cheryl Straub, and Jason Johnson; via Zoom: Diane & Jeff Umla, and Stephanie Burch.

**CGPOA Annual meeting:** We need to have ballots at the annual meeting for anyone who does not bring theirs along, or failed to mail them.

Woody Hutchinson donated his professional sound system to CGPOA. Mary dropped off that PA system to Jo for the annual meeting and party.

Mary met with Jo, and learned Jo plans to hold the meeting and party on the canal side of her yard. Jo invited Sheriff Rick Ramsay, Captain Mike DiGiovanni, and the head of FWC to speak to us.

Kathy will set the meeting agenda. Following her opening "Welcome", and introduction of CGPOA Officers, and everyone on the ballot for a Director's seat, Kathy will invite Jo to introduce the speakers.

Mary will meet with Jo tomorrow, Tuesday January 11th at 1PM at Jo's house. Ken will attend this meeting to learn what help Jo would like in setting up tables and chairs, and other necessities.

Following much discussion on health and safety issues with the Omicron variant, it was decided to cancel the pot-luck lunch. Attendees can bring their own snacks and beverages. CGPOA will provide bottled water and ice. We should plan for 75 attendees.

**Annual Newsletter** was mailed on time. Due to the delayed U.S. Mail service, we should be sure to mail the 2023 Newsletter by December 15.

**President Request:** Kathy requested that we each send her our ideas of two or more important things the board has accomplished in the past year. One priority for the next couple years will be to revise & renew our Deed Restrictions before they expire.

**Code Violations:** Storage units in front yard of 8th Ave residence are only temporary, holding swimming pool construction materials.

Currently, there are two campers parked on a vacant Pattison lot, with people living in them. They are camping. The violation has been reported to Stephanie Roland, head of County Code Enforcement, as waste disposal from campers is a high priority.

A third legal opinion is needed to settle conflicting opinions on RV's and campers. We will not discriminate. Law must be applied as it is written. Greg will seek a definitive answer from another lawyer.

To be valid, any complaints sent to the board must be signed.

**Entrance sign:** Mary reported that 2 spindle palms should be planted near the sign this Spring when rainy season begins.

**Treasurer's Report:** Approved with \$68,000 in the bank. Channel markers were purchased. We collected \$740 in advertising fees, which helped offset the cost of producing and mailing our annual newsletter. Cost of Christmas Party exceeded receipts by \$1200.

**Secretary's Report:** December Board Meeting Minutes were approved.

**Signs:** The CGPOA Board Meeting signs are too small. The larger "Event" signs will be used to post Board Meetings.

"**Associate Director**" is an honorary title, not recognized in our by-laws. Jo Socha is our Neighborhood Watch Coordinator. Susan Kurdziel is our Canal Water Quality Testing Coordinator. We will ask for a volunteer to be our 'Events Coordinator' at the annual meeting. 'Associate Director' will no longer be used.

**Data Base:** Inca & Woody are moving, so they have given Leigh Anne all our data base information, and instructions for posting information on our website, and information on Pay Pal. Leigh Anne will shift data base info to Lisa when she becomes Treasurer. Lisa will update the info as she learns of property changes. Kathy will have the data base info, and Ken will back it up. Kathy and Ken are both familiar with Microsoft.

**Welcome Committee** is needed. Leslye Gartrell volunteered to head up a "Welcome Committee".

**Government & Legislation:** Ken reported that the next BOCC meeting will be January 22. As yet, the county has not set the agenda.

**Building Committee:** House plans were approved for Pattison Drive after the engineer adjusted the footprint.

Kathy stated that we need to be clear that our Deed Restrictions may differ from Monroe County. Whichever is the most stringent must be followed.

**Legal Counsel:** Lisa will invite Attorney Anthony Barrows to attend our next Board meeting to introduce himself before we hire him as legal counsel.

**Entertainment:** February Happy Hour will be Saturday, February 19, at 5PM inside the restaurant at Paradise BSB (MM 31).

**Storage:** CGPOA Information left with Kathy by Jan Edelstein will be taken to Mary Bell for purging. Important information will be scanned. Lisa will investigate a "Drop Box" to store documents digitally.

### **Open Discussion:**

An electronic speed sign is needed on Drost Drive. At our Annual Meeting, Kathy will ask the Sheriff if he will provide one.

Any e-mail sent from CGPOA to a County Commissioner, should say "Correspondence from Cudjoe Gardens Property Owners Association" in the Subject line. Ken always gets response with that.

Guest Ken Wente said he recently retired from the RV industry. He owns an RV, and bought his specific Pattison Dr. property because an RV can be parked there. However, he is next to the vacant lot where the two RV's are being lived in, which is not allowed. The fumes from their generator is nauseating. He stated that an RV is a camper, just as an SUV is an automobile. He said the campers are using his address for their mail delivery into his mailbox which is a Federal crime. Suggestion was made that the Sheriff be notified that vagrants are camping on this lot.

Being no further business, meeting was adjourned at 8:42 PM.

Respectfully Submitted,  
Cindy Dresow, Recording Secretary