

CGPOA BOARD OF DIRECTORS MEETING

March 7, 2022

Location: Mary Bell & David Dornseif's home, 20820 7th Ave. W.

Meeting was called to order at 6:30 PM by President Kathy Niemann.

Roll Call: Present President Kathy Niemann, Vice President Mary Bell, Recording Secretary Cindy Dresow, Corresponding Secretary Leigh Anne Schuler, Treasurer Lisa Ferringo connected via speaker phone at 7PM. Directors Andrew Daly, Greg Daniels, David Dornseif, and Jean Mirabal. Director

Leslye Gartrell arrived at 7:09.

Absent Ken Kurdziel.

Guests: Fran Pedersen, Ron Serwa, & Rob Miller.

Kathy purchased the book, Robert's Rules Of Order and an abbreviated fold out. Regulations for a small board are very different than they are for a full size board. To qualify as a small board, not more than a dozen members can be present. Our volunteer board never has more than 11 directors. In a small board, members may make motions or speak while seated. Motions do not require a second. No limitations on how many times you may speak on a question. Members may discuss informally. The chair may offer questions for a vote.

Guests were invited to speak:

Guest Fran Pedersen was upset that she & Pete, along with 7 other residents received letters from the BOD. Pedersens also received a letter from County Code Enforcement. The Pedersen thought this was "selective enforcement" of the rules, as they know of others with canal overgrowth, who did not receive letters. Fran said they felt hurt by the CGPOA letter, as Pete had served on the BOD over a dozen years. Pete is willing to reinstate the chain gang crew, if CGPOA will pay for it, and a boat could be rented. Fran's solution was for CGPOA to ask Code Enforcement to delay the April 1 deadline for navigation hazard clean-up until all other violators are contacted with the same letters. Fran stated that the rules must be enforced uniformly. Greg said we can't tell Code Enforcement what to do. Kathy will introduce this as part of New Business.

Guest Ron Serwa spoke as a boater, saying the excessive overgrowth has left a very narrow opening in the canal near Pedersen's. The current can be strong in that area, making

navigation very difficult. Another big boat has a lift in a bad spot. Ron offered to help Pete to remove the overgrowth. Fran said that wouldn't resolve the issues of selective enforcement.

Guest Rob Miller reported that several years ago many neighbors who use that canal, each paid \$150 to hire a professional crew to cut and haul away overgrowth in the same area that is the problem now. The neighbors do not want to pay for this again, when it is the homeowner's responsibility to keep overgrowth trimmed. Rob and several neighbors are willing to help Pete get the job done. No one wants their boat scratched up while cutting the trees. It is a serious navigation problem, which needs attention ASAP.

Kathy thought we have been equitable in asking people to clean up. Andrew stated that the Board acts on residents' complaints. We were not being selective, rather we were responding to specific complaints. The Board does not make general surveys. Complaints we received included photographs of the most serious canal overgrowth in front of 8 properties.

Rob suggested we identify every property owner with canal overgrowth, and send them the same letter. Rob asked Fran, " At what point in this process do you feel it's your obligation to clean it up?" Fran insisted it is selective enforcement.

Jean Mirabal suggested seeking legal advice regarding accusation of selective enforcement.

Fran, Ron & Rob departed at 7:05.

Board agreed that we can't take care of one property without taking care of all.

Committee Reports:

Building Committee: nothing to report

Government & legislation: Nothing to report.

Entertainment committee: Leigh Anne reported that tentative plans are for a March Happy Hour at Mangrove Mamas. The committee plans to schedule all events for the year for a calendar in the e-minders.

Storage of CGPOA records: Andrew had one bag of records for Mary's review and purging.

Secretary's Report: Andrew made the motion to approve February CGPOA Board minutes. All in favor.

Treasurer's Report: Andrew Daly made a motion to pay our BOD Liability Insurance. All approved. All approved that advertising bills for our Community-wide Yard Sales be paid. Treasurer's Report approved.

Old Business:

Entrance sign: The palm trees will be planted in April or May when rainy season begins.

Deed Restriction violations: RV's have been removed from Pattison Drive.

Speeding on Drost Drive: The sheriff's office was asked to patrol Drost Drive. Greg reported that Radar "Your Speed Is....." signs are \$2700. Should we purchase 2 of these signs? Trucks are barreling down Drost Drive nearly hitting pedestrians. We could ask the County if they would erect the signs if we helped cover the expense. Cindy will talk directly to our County Commissioner, Michelle Coldiron.

Status of google storage: Need full information. With a google address comes storage.

Status on letters sent to 8 property owners telling them of canal overgrowth violations: The post office tore one of the letters in half, so a new letter needs to be sent.

Status of "No Wake" bouys: Greg poured two more sinkers. While working in the wind, one of the signs folded over on itself and flew in the canal. Another must be ordered. Andrew said he will help Greg.

Code violation info must be posted on "No Wake" signs.

Web-site redo: Our website should be more user friendly. Kathy said our 2022 officers aren't listed. Clear up what is where in the website. Everyone should look at it and make suggestions to improve. <https://cudjoegardens.org>

New business:

The June and July minutes were not published timely, but now are posted. The board needs to vote on whether we should publish minutes other than monthly and annual. Executive sessions are separate.

Kathy made the motion to change "special board meetings" to

Executive Session Minutes. A

pproved. All approved Executive Session Minutes not be posted on the website.

Request that in both August and September minutes, we change the wording from special board meeting minutes to executive board meeting, to be compliant. Approved.

Kathy proposed that no other changes will be made at this time. We will adhere to Robert's Rule of Order in governing a small board.

Jean suggested that any communication between property owners and the Board should be answered with, "We've received this. Your ideas are always welcome, and you are a valued member."

Should we Ask Ken to check with our attorney if we need to get an education certificate to be a volunteer board member? Greg stated that we are not covered under the State Statutes; all that is necessary is to send a letter or e-mail to our secretary, Cindy Dresow, stating "I have read and understand the rules to be a CGPOA Director".

Accusation of Selective enforcement: Greg stated that we are not an investigative board or an enforcement body. The board reacts to violations brought to us. Complaints can be valid or mistaken. We need to investigate each complaint, then turn it over to code enforcement; the county will determine if it's a valid violation.

If "Selective Enforcement" accusation persists, we should state, "We will respond upon receipt of letter from your attorney; we will forward to our attorney."

Regarding Violations of Deed Restrictions: we need to send a letter to violator; we can sue them in civil court if they violate deed restrictions.

New complaint about neighbors' exterior lighting so bright that her entire yard is lit. Code Enforcement responds to nuisance lighting. Cindy made a motion that Kathy send letter to the neighbor with offensive exterior lighting. Lisa suggested that if there is no compliance, then we should alert Code Enforcement, and that the victim of exterior lighting should also report to Code Enforcement.

Complaint: Faded buoys in canal at Sawyer Drive. These are not our bouys, but Channel markers; we may need to install bouys there. Greg and Andrew will look at those. Kathy will send a letter that we will investigate, and see what we can do.

Communications Committee report: Phone in for remote meeting attendance was recommended.. If someone wants to participate in a Board meeting, send Kathy the phone number; we will call you at meeting time. Those with phones, can put dialed person on speaker. Zoom is not always reliable. Leigh Anne made motion to allow phone in meetings to be heard on speaker phone. No zoom. Approved.

Community input Committee Report: We will do 72 hours in advance, or a week in advance by a written communication to Kathy, of anyone wishing to speak at the next board meeting. Motion by Greg for 72 hour notice. 72 hours approved. Before the guests

Speak, they should be asked, "Is there anything in addition to your written comments, that you want to address? If so, give a brief description, and that will go to new business." Kathy can decide if we should handle it at the next meeting. Is it our obligation to handle in a timely matter. For anything that will be presented to the board. Normally a week, we will do our best to accommodate you. The written request must be addressed to the president. Whoever is preparing the agenda, needs to have an advance look at it.

Data flow: Lisa has access to real estate changes. Treasurer Lisa gets the dues, so she knows who are paid members. She will keep the database updated in Excel. She will provide the updated spreadsheet to Leigh Anne when needed for the directory and for new emails that need to be added for the eminder.

Welcome Committee: Leslye stated some people are adamant about their privacy. Take the welcome packet to them and leave it, but never leave anything in a mailbox.

Greg and Lisa suggested having a social before our monthly meetings. Invite everyone to have a beverage and chat.

Kathy will host April 11 social 5:30-6:30. BOD meeting at 7PM, Kathy Niemann's home at 20788 6th Ave W.

Meeting Adjourned 8:16.

Respectfully Submitted,
Cindy Dresow
Recording Secretary