

# **CGPOA Board of Directors Meeting**

**December 13, 2021**

**Location: Kathy Niemann's home, 20788 6<sup>th</sup> Avenue W.**

President Kathy Niemann called the meeting to order at 7:02 PM.

Officers Present: President Kathy Niemann, Vice President Mary Bell, Treasurer Andrew Daly, Corresponding Secretary KenKurdziel, Reporting Secretary Cindy Dresow.

Directors Present: David Dornseif, Lisa Ferringo, and Leigh Anne Schuler.

Absent: Greg Daniels, & Ihor Raniuk

Guests present: Jason Johnson, Leslye Gartrell, and Christina Lark. Via Zoom: Frank & Cheryls Straub, and Jeff Parsons.

Kathy invited guests to introduce themselves, and invited questions.

Secretary's Report: November Minutes were approved.

Treasurer's Report: Approved with balance of \$61,081.

Christmas party was a success. Thanks went to Jo Socha, Leigh Anne Schuler and Cindy Dresow.

Government and Legislative Committee: Ken reported from the BOCC November 17 meeting:

BOCC was granted approval to establish standards and processes under the density reduction program. The county purchased a lot of property and approved a contract to acquire 2.2 acres plus 0.7 acre of bay bottom totaling approximately 2.9 acres at the corner of Pirates Road and US 1 on the ocean side of Cudjoe Key near mile marker 22. The property has a tier designation of Tier 1 – Natural Area, a zoning designation of Suburban Commercial and Improved Subdivision, and has 12.56 Transferable Development Rights (TDRs).

Permission was granted to advertise a public hearing to be held in January 2022 to consider adoption of an Ordinance amending Article VII of Chapter 2 of the Monroe County Code that would establish standards and processes to be used in the disposing of real property acquired by the County under the Density Reduction Program to neighboring property owners and Property Owners Associations, with deed restrictions prohibiting the construction of Principal Residential Structures, and other limitations.

Approval was granted of a resolution formalizing the creation of a Density Reduction Program for acquiring parcels with at least 1 residential development right from willing sellers.

The county is still perusing the construction of 87 low income housing units at South Point on Sugarloaf Shores.

At the December 08 BOCC meeting, approximately \$112,000 in building permit fees were waived for the building of 12 Affordable Housing Units on Big Pine and Little Torch. The county is considering additional nod-ad valorem special assessment within the unincorporated area of the county wastewater projects, and additional nod-ad valorem taxes within the county for sea level and flood mitigation projects, and canal projects.

Cindy attended a meeting December 7 regarding the Big Pine Key Road Prison property leased indefinitely to the college by the state of Florida. College president suggested the property be used for CDL license training, as bus and truck drivers are needed in the Keys. He was not receptive to ideas from the public, ranging from marine science courses to a rehab section, to classes and meeting room specifically for Senior Citizens.

Lisa, Kathy and Andrew will investigate the proposed CDL licensing proposal, which would have to include training of "over the road" driving.

Kathy will attend the AARP meeting tomorrow night, December 14th.

Andrew offered to back up Ken on the Government and Legislative committee.

Building Committee: Property owner on Pattison requested a waiver on set back distance for his proposed new home. After much discussion, the Board agreed not to set a precedent; we will uphold Deed Restrictions.

Annual Newsletter: Leigh Anne stated our advertisers are almost covering the cost of producing and mailing of our newsletters. Leigh Anne will send a draft to all board members before The UPS Store prints, folds, tapes, & mails our newsletters. They must be mailed by December 29 (one month before our annual meeting).

Kathy will write a "Welcome Letter" and an article asking everyone to pick up after their pets for our newsletter tomorrow. Ken and Andrew will submit their article by Wednesday.

Christina Lark suggested we send every property owner a bill for dues. (That is done each year with our annual newsletter and reminders of \$75 annual dues are included in most e-minders). Christina believed she had been a member since January of 2021, as she gave Jo Socha \$100 cash. Jo might have thought it was a donation, and not deposited \$75 to our treasury as dues.

Andrew will search our January records. Andrew keeps paper records in case of software crash.

Kathy said we must have open and direct discussion within our board, not behind someone's back. Property owner grievances should be brought to the board. We can't address an issue through a 3rd or 4th party.

### **Old Business:**

Storage of CGPOA records: Andrew will take bins to Mary; Kathy will take a bag of records left by Jan Edelstein. Mary will purge records over 7 years old. Important documents should be scanned.

Code violation: House at 20969 5th W. appears to have been converted to a duplex. If work was not permitted, it is a County violation. The automobile that has been setting for three years without a tag, now is licensed.

### **Annual Meeting:**

Leigh Anne will provide paper copies of Property owners to check off attendance. Name tags will be used for annual meeting. We will have a table set up for people to pay their dues. We will highlight all those who have paid. New members will receive Directories. Two windshield CGPOA stickers will be given to each paid member.

Lisa volunteered to assist in reporting ownership changes, rather than only relying on County property records to be posted.

Kathy will prepare an agenda including learning what is important to our community, a list of our accomplishments, and a request for a new Event Coordinator. We need to file Deed Restrictions with the county before ours expire in 2028. Electronic approval should be offered.

We need a good sound system. Chairs need to be closer so everyone can hear.

Kathy appointed Mary Bell to be "Point Person" to assist in planning of our Annual meeting at Jo's. Sheriff Rick Ramsey will be invited to speak. Everyone should bring a dish to pass for our pot luck lunch following the meeting. The committee to set up potluck will be Mary, David, and Jo.

Ken asked for an unbiased person to count our votes on election ballots. Stuart from Sugarloaf has agreed to count our votes.

Lighted bike parade 12/17: Beverage stations will include Kathy's house 20788 6<sup>th</sup> W, Cindy's at 21023 7th E, Doug & Sharon Bonner's at 20973 7th W, Rita Norstrud at 21060 5th E, and Peggy Jent at 20926 9th W.

Christmas Light judging: Judges, Lisa, Leslye and Christina will tell Leigh Anne what night judging will be, for inclusion in the announcement of the Lighted Bike Parade.

**New business:**

Kathy received 2 emails from other associations requesting our support in asking for the use of community buildings to hold meetings. A survey has been established asking for ideas to improve the county property next to the Sugarloaf school. The Board agreed we should send this survey to all property owners.

Kathy noticed a house on 8th W has two buildings or storage containers in the front yard. Could these be housing a generator? Other Board members will look at the property.

Restaurant at the marina: Nothing is happening. The owner appeased Kathy by saying they are trying to obtain a liquor license. Liquor licenses are only granted to restaurants with a minimum of 150 seats.

Andrew suggested that "Thank you's" be sent to Bob & Janet Schoneck and Nancy Andrews for their careful maintenance of the plants at our entrance sign. The Board approved \$50 gift cards to Schoneck's and Nancy Andrews.

Mary bell said the sign we need brighter solar lights at the entrance sign; she will search for some. The palm tree behind the entrance sign rotted and fell over. Mary will seek replacement, after seeking advice from Nancy Andrews and Bob & Janet Schoneck. The Sheriff must approve planting, as new palms would be on Sheriff's County property.

Being no further business, meeting was adjourned at 8:40 PM.

Respectfully submitted,  
Cindy Dresow, Recording Secretary