**Cudjoe Gardens POA Meeting Minutes**

**Board of Directors Monthly Meeting**

**March 4, 2025**

Location: Home of Karl Kremser

**Call to Order**

Meeting was called to Order at 7:06 p.m.

**Roll Call:**

**Present**: President Kathy Niemann, Vice President Allison Delashmit, Recording Secretary Joan Kegerize, (via phone), Treasurer Lisa Ferrigno, Corresponding Secretary Leigh Anne Schuler, Cindy Foster, Karl Kremser, Christine Patterson, Ken Wente

**Introduction to Guests:**

No guests were present.

**Guests Input:**

None

**Approval of Minutes:**

Allison made a motion to approve annual member minutes Ken second. All in favor.

Allison motion approve Feb 4 minutes, Cindy second. All in Favor

January 2025 Board Meeting Minutes: Previously approved at the January 28 Board meeting.

**Treasurer’s Report**

Lisa Ferrigno reported on the Treasurer’s Report

* Pig Roast: Guest payments- $450.00
* Dockside series: Guest payment - $5.00
* Membership dues - $3715.79 (Feb)
* Net income: $4638.37
* E-Minder and newsletters ads: $460.00
* Account balance: $79,720.41

Allison made a motion to approve the Treasurer’s Report. Karl seconded. Motion carried.

**Committee Reports:**

**Government & Legislative Committee:**

Update: Andrew went to the February Monroe County BOCC meeting ROGOs were approved in Cudjoe, past on Consent Agenda.

ROGOs: No updates. Leigh Anne will attach the representative letters in the e-minder so members can send in if so desired.

**Building Committee:**

Update: House on Pattison that have house plans. We need to contact them to let them know that they need to submit house plans. Owner – Pinewood Construction owns property – the owner and son is building on the lot. Chris Thommes 305-872-2033. Joan to contact owner.

**Program & Entertainment:**

Updates The Board agreed that, unless otherwise specified, a $5 non-member fee will be charged for socials. Dockside series: A $5 fee will be charged to non-members.

Socials:

* February 22: Pig Roast was a success.
* March 19 at 6pm: Rib cook-off at Rita’s home at 21060 5th Ave East
  + Cook-off:
    - Ribs
    - Potato Salad
    - Baked Beans
  + If not brining the above, bring appetizers/dessert
  + The Board agreed to charge non-members a $10 fee.
* April Broil: Date - TBD
  + Members: $15 – tentative based on Brad’s
  + Non-members - $25
  + Tip not included: The Board agreed to cover some gratuity
* Potential future socials – Tonio’s, Pop’s

**Newsletters:**

Update: Allison will send Leigh Anne a recycling piece, Dockside series, the Moat Marine tours,

**Welcome Committee:**

Update: The Board agreed that it would be good to place a QR code in the Bulletin Board on Drost and 4th Ave.

**Old Business**

**ROGO Update:**

We will continue to monitor action at the state level.

**Google Storage:**

Updates:None

**New Business:**

**Deed Restrictions:**

Renewal of deed restrictions is in progress.

**Complaints:**

* **House on 5th Ave West with chickens**: Complaint made regarding chickens with a coop, which violates Cudjoe Gardens Deed Restrictions. In February, the CGPOA sent the homeowner to request compliance. As of the March meeting, no compliance. There is a Monroe County Ordinance for no livestock (e.g. chickens), unless permitted by the county. Section 4-76. Kathy will follow up with our attorney regarding next steps.
* **Overgrowth in a Canal:** In January, there were complaints of overgrowth in two different canals causing a navigational hazard. The property locations at issue are: 21087 4th Avenue East and 21076 3rd Avenue East. Kathy sent letters to the homeowners. This is a code enforcement issue. Kathy heard from the owners on 3rd Ave East. They just moved in the process of permitting a new dock, and when build the dock they will cut down the overgrowth by April. The Board agreed to give the property owner to remove when they put in the dock (timeline anticipated – April). The owner on 4th Ave East did not respond to the Board’s letter. The Board agreed to turn this homeowner into Code Enforcement. Ken made a Motion, Ken second. All in favor. Kathy will follow up on this issue.
* **Overgrowth and trailers in front yard:** There was discussion of overgrowth and two trailers in the front yard of the house at 28966 8th Avenue West. Kathy shared that it is being addressed by the homeowner.
* **Issue with “barracks”:** There was discussion of a large number of people living at the home at 20966 2nd Avenue West. The Board discussed and agreed to contact the Tax Assessor’s office to submit a complaint as this residence is homesteaded. This has been submitted by another party in Cudjoe Gardens.
* **January’s Board meeting:** (status not discussed at the February Board meeting)
  + A camper showed up on 1st Ave West that might be housing people; we need to send a letter to the owner of the house. Unclear if people are living in it. Ken/Kathy to investigate and send a letter if necessary. We need to confirm if anyone is living there; if so, CGPOA may be able to file the complaint with code enforcement or try to talk to the owner.

March update: The camper was moved.

* + Another property on 1st Ave West has all construction equipment on their property. This is the house that is being built by the owner, but he has a permit. Andrew will talk to the owner and see what can be done about the equipment. We need the complainant to file a formal complaint about the equipment to the CGPOA Board in writing.

March update: The owner has a permit and can have construction equipment on it.

**Dockside Series:**

* March 27 at 6 p.m. - Grimall Grove in Big Pine
  + Non-members: $5.00
  + Location: Marina

**Fishing Tournament**: Ken running this event with help of several volunteers

Captains Meeting, April 25

Tournament: Saturday and Sunday, April 26 & 27

Award ceremony: April 27

Details:

* + Dolphin and Yellowtail tournament
  + Each day you can weigh one fish – a yellow tail or dolphin
  + Prize - Combined weight – 100% cash payout from entry fees
  + Tournament fee: $250.00
  + Boat number – 20-25 boats

There will need a need for volunteers from the Board and property owners to run this event.

Tours and Development Council – for next year can cover costs so sponsorship money goes further. Deadline is April 4- Ken will look at completing the request. March 20 – workshop on how to submit the event. – virtual

Request for the April tournament: $5000 from the Board

* + T-shirts is the biggest expense
  + Leader board
  + Scales – digital
  + Banner – Cudjoe Gardens

Name: *Cudjoe Gardens Dolphin and Tail Classic*

Motion made by Joan to fund tournament in the amount of $5,000.00. $5K. Allison seconded. All I n favor.

**Sign Landscaping:**

We need to determine if there is a volunteer to clean up the sign. Bids on the main sign and weeds by bulletin board. Put out a bid to see what it costs us 2x per month.

**Torus and Development Council (TDC) Workshop**

Last week, open to community. Commissioners were there. Talked about future of Florida Keys.

**Open Discussion**

None

**Upcoming Meetings**

* **April:** Tuesday, April 1 at 7:00 p.m. (Lisa Ferrigno’s house – 651 Pattison)
* **May:** Tuesday, May 6 at 7:00 p.m. (Andrew Daly’s house – 20781 2nd Ave West)

**Adjournment**

Joan Kegerize made a motion to adjourn; Karl Kremser seconded. Motioned carried. The meeting was adjourned at 9:31 p.m.

Notes provided by Recording Secretary, Joan Kegerize 3/31/2025.