

**Cudjoe Gardens Property Owners Association**  
**Annual Member Meeting Minutes**  
**February 1, 2025**  
Location: Bent Prop

**Call to Order**

Meeting was called to Order at 1:00 p.m.

**Roll Call:**

**CGPOA Board:** President Kathy Niemann, Vice President Allison Delashmit, Treasurer Lisa Ferringio, Corresponding Secretary Leigh Anne Schuler, Robert Blair, Andrew Daly, Joan Kegerize, Karl Kremser, Christine Patterson, Ken Wente

**CGPOA Members:** 34 households were present

**Guest Speakers:**

- **Sheriff's office:** Sargent Jenna Muller, Sargent Garrett Braggs and Deputy Gallo. Sargent Muller provided an overview of scams and best practices if homeowners are concerned. There is a Sun Pass scam, texting people to pay unpaid tolls. Sargent Muller said that Sun Pass bills are always sent by paper, and people should ignore any texts requesting payment. She recommended that if in doubt, people should contact the requesting entity. Regarding crime, she discussed that Cudjoe Gardens is a safe neighborhood, and most crimes are crimes of opportunity (e.g., unlocked vehicles).
- **Florida Wildlife Commission:** Tom Matthews, on "Spinning Fish". Mr. Matthews works at the Fish and Wildlife Research Institute. He shared insight on the ongoing issue of spinning fish, dead swordfish, and other fish affected since last year. They are looking at neurotoxins as the cause of the fish behavior and death. This is not a food chain event because there have not been reports of food poisoning from eating fish. He urges the public to report sightings/location of unusual fish behavior or death. Fishkill hotline number is best to report sightings. The hotline number is 1-800-636-0511.

**Treasurer's Report**

Lisa Ferringio, Treasurer, reported the CGPOA has 119 members. Last year expenses were approximately \$12,000 with a surplus of approximately \$30,000. The CGPOA Edward Jones account balance is \$48,400.

**Committee Reports:**

President's comments: Kathy Niemann put out a call for volunteers to sign up committees; sign-up sheets available in the back of the room. She also let residents know that the Board welcome ideas.

**Building Committee:**

No updates to share. Kathy Niemann asked for volunteers to join this committee.

**Government & Legislative Committee:**

Andrew Daly, Chair, provided updates on the 2024 government and legislative activities. He urged CGPOA members to attend the monthly County Commissioners Meetings.

**Program & Entertainment:**

Leigh Anne Schuler, Chair provided recap of social activities held in 2024 and called for volunteers for this committee. Volunteers are welcome to participate in the committee for one event, or as many as they would like. The Board is looking to have a variety of socials in 2025.

#### **Newsletters:**

Leigh Anne Schuler, Chair, let members know that we would like to make sure to have the correct email address, and to let us know any changes. Paper copies will be mailed to those requesting.

#### **Welcome Committee:**

Allison Delashmit, Chair. No updates to share.

#### **Old Business**

##### **What Have We Accomplished This Year:**

Kathy Niemann, President, provided overview of the CGPOA Board of Directors activities in 2024. There were numerous successful socials, including a well-attended chili cook-off. We held the Christmas party and collected wonderful donations for a family from the Marc house. We attended numerous County Commissioners meetings. The Board appreciated all the volunteers and ideas that helped us make 2024 a good year for the association.

##### **ROGO Update:**

Kathy Niemann reported on this item. The CGPOA joined the Keys ROGO organization. We were one of the 24 organizations to participate in this effort. There are infrastructure concerns (e.g., police, fire, etc.) with the potential issuance of many ROGOs. Kathy requests members mail our representatives; form letters provided for residents that wish to send representatives concerns.

##### **Renewal of Deed Restrictions:**

Kathy Niemann provided summary of the Board meetings with residents on the CGPOA Deed Restrictions. Numerous listening sessions were held, with both in-person and virtual opportunities, for all Cudjoe Garden residents to weigh in on whether they would like to change the Deed Restrictions. There was an overwhelming desire to keep the Deed Restrictions as is. The Board will work on renewing the Deed Restrictions this year.

#### **New Business**

##### **Committees - Call to Join**

Kathy Niemann discussed the CGPOA committees, and the opportunity for members to join and participate in committees. We want to represent the association, and welcome new members to committees. Sign-up sheets were provided in the back of the meeting room. Also, Kathy shared the Board's desire to hear from members on what worked last year, what didn't work, and any ideas that people may have. The Board provided note cards for residents to share ideas on future events, and input on last year's events.

##### **By-Laws Changes Discussion**

Kathy Niemann led the discussion and provided an overview of the changes made to the By-Laws. Handouts are provided to members, in track changes, so everyone is aware of the changes made. High-level changes include the following: (1) Timing: The Board decided to change the time of the Annual Meeting, to allow for more time to prepare for the meeting, but before the high season ends to make sure many residents are in the Gardens so they can participate in the Annual Meetings. The Annual Meetings will be held before Easter. (2) Electronic communications: The Board would like to move towards electronic communication, and request members provide the correct email address. She also shared that the Board understands that residents may still want to receive CGPOA communications by paper and

would like residents to flag this for us. (3) Clarity: Overall, the changes to the By-Laws were made to clarify some items that may have been ambiguous.

The President moved to the vote and provided two options for members: 1) vote on the By-Laws in total; or 2) vote on the By-Laws by each article. Members agreed with the first option, and the President proceeded to the vote. A Motion was made to accept the revisions to the CGPOA By-Laws. The majority (33 households) approved; one (1) household opposed. Motion carried.

### **Upcoming Events: Dockside Lecture Series**

Allison Delashmit provided an overview of the new event we will host this year, the *Dockside Lecture Series*. This is a free event for members (\$5 fee for non-members). The events will be held at the Cudjoe Gardens Marina (residents should bring their own chairs). We plan to have several monthly events, in the evenings. We will hold events through April and resume when the weather is good. The first event will be held on Thursday, February 28 at 6:00 p.m. We will hear from Mote Marine expert, Dr. James Spadaro.

### **Election of New Officers**

Kathy Niemann introduced the current Board Officers, current Board members, Proposed Slate of Officers and those running for the Board. There were no nominations from the floor. A Motion was made to accept the Slate of new Officers and Board members running as is. All in favor. Motion carried.

The new 2025 CGPOA Officers and Board members are:

- President - Kathy Niemann
- Vice President - Allison Delashmit
- Recording Secretary - Joan Kegerize
- Treasurer - Lisa Ferringio
- Corresponding Secretary - Leigh Anne Schuler
- Directors:
  - Robert Blair
  - Andrew Daly
  - Cindy Foster
  - Karl Kremser
  - Christine Patterson
  - Ken Wentz

### **Adjournment**

The meeting was adjourned at 2:40 p.m.

Notes provided by Recording Secretary, Joan Kegerize 2/23/2025.