**Cudjoe Gardens POA Meeting Minutes (DRAFT)**

**Board of Directors Monthly Meeting**

**December 2, 2024**

**Location: Home of Lisa Ferringo**

**Call to Order**

Meeting was called to Order at 7:03 p.m.

**Roll Call:**

**Present**: President Kathy Niemann, Treasurer Lisa Ferringo, Corresponding Secretary Leigh Anne Schuler, Andrew Daly, Joan Kegerize, Ken Wente, Allison Delashmit

**Directors (by Phone):** Robert Blair, Karl Kremser

**Introduction to Guests:**

**Guest:** Alex Prezioso (by phone)

**Approval of Minutes:**

November 2024 Board Meeting Minutes: Lisa made a motion to approve the minutes; Ken seconded. Motion carried.

**Treasurer’s Report**

Report was not ready at the time of the meeting; Lisa will email out to the Directors; the bank report is not available yet.

**Committee Reports:**

**Government & Legislative Committee:**

* Imperative that as many people go to BOCCs meetings as possible.
* Meeting in Marathon the following night; City of Marathon city is going to ask for 1000 ROGOs.
* More discussion in upcoming agenda item

**Building Committee:**

One property was sent to Kathy – at the end of 6th East; we no longer have a committee. They had talked with Greg; Kathy sent it to Ken and approved it, Ken (previous Board member from a former building committee) will help the committee. Lisa made a motion; Andrew seconded the motion. The motion carried.

Allison inquired about how these requests are made known to the committee; Kathy said generally the realtors tell them they need to reach out to the Board. A suggestion was made to put instructions on our website. Many realtors from Miami have no idea about the deed restrictions; welcome packs include this information. Lisa will bring an update to new homeowners in the Cudjoe Gardens; she provides an update of new homeowners in the neighborhood every couple of months.

**Program & Entertainment:**

* December social: Tuesday, December 3 - Jingle & Mingle at the Marina featuring Zen by Karen Moore Jewelry; starts at 6:30, hosted by Allison.
* December 11: Christmas Party @ The Bent Prop
* December 20: Bike Parade (Dec. 20) will be discussed in later agenda items.
* January 16: January Social @ Mangrove Mamas (tentative pending discussion from Leigh Anne). Leigh Anne will reach out to Jeff to schedule.
* January 18: Paddle for Paws: January 18th
* February 1: Annual Meeting
* Nick agreed to a lecture series at the marina during season; in the parking lot, bring your seat and your drink. One speaker a month, Jan through April. Allison will send out speaker suggestions to the Board. Once a month, same day each month (3rd Thursday of each month).
* \*Ken & Kathy are going to talk Carolyn about consistent feedback (including some new info provided by a director) we’re getting to discuss the party and other comments made from other members.

**Newsletters:**

Annual Newsletter: Cindy Foster has sent a bio; we need an additional person to run for the Board. Alex is interested in being on the Board if our meetings can be on Thursday nights. Rob would ask a couple of people.

The Annual Newsletter needs to be mailed in first week of Jan. We need ads.

Leigh Anne will send a rate sheet. Kathy will talk to Carolyn for Bent Prop and Marina; Leigh Anne will talk to Lynn Bell (Square Grouper) & Mangrove Mama’s. Joan will talk to the Morning Joint & Julie’s Kitchen, South of Seven, Baby’s Coffee and Sugar Shack. Lisa to ask Summerland Liquors, all the Realtors, and Tonio’s. Allison to get LKGA, Zen by Karen Moore, Broil, Professional Marine and Murray’s Market. Andrew will talk to Lifetime Dock.

**Welcome Committee:**

Leigh Anne has handed over the packets for Allison to distribute. Allison & Lisa will complete in January. We will try to recruit new members and re-invest in this committee in the new year.

**Christmas Party Committee:**

Table decorations have been purchased by Leigh Anne and Kathy. Coldwell Banker will give $2,000 (compared to last year’s $1500).

A letter was received and shared from a member providing suggestions on how to handle the Christmas party should we not reach the minimum needed for the Bent Prop. However, there is no minimum. Therefore, the Board agreed to move forward with the party at the Bent Prop, regardless of the number of registrations.

Leigh Anne is going to send out the Christmas party attendee list from last year, and the list of people that have signed up this year and each Board member will start reaching out to people that haven’t responded. Kathy will ask for an extension to get more people to sign up. We will make a push on Facebook, on the neighborhood signs, and additional e-minders.

**Old Business**

**ROGO Update:**

* Market-based workforce housing has been proposed; they can choose to purchase market value for homes who make 70% of income in Monroe County, but it’s a 90-year lease (could sell it to another person employed 70% of the time in Monroe Co.) This would (in theory) take care of our property in Cudjoe Gardens.
* Kathy asked the Board how what we (GGPOA) want to support/suggest for the upcoming Coalition meeting. The Board voted to give Kathy approve to support whatever is in our best interest. Motion made by Andrew, seconded by Allison. All approved

**Next Meeting:**

Next Meeting is Jan. 7th, 7 p.m. 20788 6th W (Kathy’s House)

Tentative locations for next few meetings:

February meeting at Ken (2/4)

March meeting at Lisa’s hous

April is at Ken’s house.

May is at Andrew’s house.

\*Meeting date may change with new board member elections

**Garden Tour:**

Joan is still working with Cindy and BJ on the details of this. This will likely be held on a Saturday in February. We will need refreshment stations.

**2025 Board Members Needed:**

See above.

**Bike Parade:**

Comfort stations so far - Rita (5th E), Bonners (7th W), and Bent Prop. Meeting to plan route will be conducted later in the week (3 p.m. Thursday, Dec.5 at Lisa’s house). Map of comfort stations and winners will be on the map created by Leigh Anne. Dice game or poker cards was proposed for prizes for further engagement of participants. Lisa, Andrew, and Ken are on the planning committee. Leigh Anne will do map & dice rolling cards.

**Annual Meeting Planning:**

Committee: Ken, Allison, Joan, Leigh Anne. Need a meeting a December or at least early Jan. to discuss attendees (members vs. non-members), speakers, discussion topics (business meeting). December meeting will be held after the Christmas committee meeting later in the week (at 3 p.m., Thursday, Dec. 5 at Lisa’s house). Another planning meeting will be conducted in January to finalize all plans.

Ken suggested a brainstorming session on how the Board can be most effective for our Association and community. We need a strategic plan/vision session. Should we start that at the annual meeting? We could schedule strategic plan meetings, designed by and for members. Use paper easels for signups for committees. Designate clubs and get signups.

\*\*Appendix A will provide minutes to the additional planning meeting on December 5th) finalizing details about the Annual Meeting & Bike Parade

**New Business:**

**Compliant brought up:**

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 letter if necessary. We need 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.

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.

Another Director had complaint about a yard that needs mowing, 1st Ave East. Asked the complainant to send a formal complaint in writing to the CGPOA Board.

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**Open Discussion**

None.

**Adjournment**

Leigh Anne made a motion to adjourn; Ken seconded. Motioned carried. The meeting was adjourned at 9:35 p.m.

Following is Appendix A from a secondary meeting that took place on December 5, 2024.

Notes provided by Director, Allison Delashmit on 12/27