

Cudjoe Gardens POA Monthly Meeting Minutes

Sept. 3, 2024

Location: Home of Leigh Anne Schuler

Call to Order:

The meeting was called to Order at 7:00 pm

Roll Call: Present - President Kathy Niemann, Vice President Greg Daniels, Corresponding Secretary Leigh Anne Schuler, Directors: Robert Blair, Joan Kegerize, Ken Wenten
Phone: Recording Secretary Donna Daniels, Director Allison Delashmit

Absent: Treasurer Lisa Ferringio, Director Andrew Daly

Guests: Alex Prezioso, Kathy Benedetto, Cindy Dresow and Christine Lark – see the report below.

Treasurer's Report: No report this month.

Minutes: The minutes from the August meeting were approved.

Committee Reports:

Building Committee: The two letters concerning house plans need to be sent. Kathy stated she was awaiting contact information from Greg Daniels.

Welcome Committee: Leigh Anne is to pick a date to assemble the kits, will send list of dates to Joan, Ken, Kathy and June Blair. Leigh Anne to contact Ken at marina for any giveaways, and Cudjoe Bee for honey to put in the bags. Joan was reminded to add the recycling info that Waste management provided.

Social: Leigh Anne was to contact Mangrove Mamas (*she did not proceed with this due to death in family and having to leave town, plus MM was closed most of month, this month social skipped*).

Bylaws – The discussion on proposed changes was moved to September 22. The board will meet in executive session to discuss the proposed changes. If completed, the agreed upon changes will be openly discussed at the next board meeting. All neighbors will be invited to attend.

Guests Discussions: There was a discussion on the Bent Prop signs that were placed near the Cudjoe Gardens sign. By the board meeting, the signs were moved by the newspaper boxes. Ron Phillips of the county agreed to the move. There was a discussion on how complaints are handled and the timing of handling of those complaints. It was stated that complaints were generally discussed at the board meeting which followed the receipt of the complaint. If there were an emergency, the complaint would be expedited. This was not considered an emergency. There was a discussion on where to find the procedure for handling complaints and it was stated that they were in the deed restrictions.

Another neighbor expressed concerns regarding storing things in the right of ways, and RV parking in yards. The RV in the specific complaint has since been moved to the side yard. There was a discussion on RVs versus campers. To resolve this issue would probably require a court case.

There were also complaints of political signs, some of which have been removed.

The ROGO issue was discussed. The board previously voted to support opposition of the 6000 ROGO lots asked for unincorporated Monroe County. The board, on behalf of the Cudjoe Gardens POA has added our name to a series of letters that have been sent to the county. These letters have primarily asked for the county to address questions and concerns over the modeling that has been done. These letters have been supported by sixteen organizations throughout the Keys. The POA has been asked for a monetary donation to support the campaign to provide support money for advertising. In addition, the organizations are asking people to attend county board meeting and sign on to petitions that we do not support accepting additional ROGO units until we have more info. Greg Daniels made a motion to approve \$1000 earmarked for ROGO advocacy, seconded by Rob Blair, motion carried.

Old Business: House on 3rd was sent to code compliance for both the house and the end lot they also own.

More discussion ensued regarding our A-frame signs announcing our meeting. These technically violate the deed restrictions. It was decided to keep them going for now. The McCathy's on Sawyer volunteered to help with signs beginning in November. Joan will put out the signs until then.

Kathy asked if anyone on the board is considering leaving. There will be a note in the next e-minder asking for anyone will to run for open seats.

Because the meeting ran late, the Bylaws meeting was moved to September 22nd at 6 pm at the home of Kathy Niemann.

Planning will begin soon on the Christmas party now.

Greg Daniels made a motion to adjourn, Rob Blair seconded. Meeting was adjourned at 8:30.

Respectfully submitted,

Leigh Anne Schuler
Corresponding Secretary