**Cudjoe Gardens POA Meeting Minutes**

**Board of Directors Monthly Meeting**

**August 5, 2025**

Location: Home of Cindy Foster

**Call to Order**

Meeting was called to Order at 6:07 p.m.

**Roll Call:**

**Present**: President Kathy Niemann, Vice President Allison Delashmit, Recording Secretary Joan Kegerize, Treasurer Lisa Ferrigno, Corresponding Secretary Leigh Anne Schuler, Elizabeth Entenmann, Cindy Foster, and Andrew Daly

**Approval of Minutes:**

N/A – The Board did not hold a July meeting.

**Introduction to Guests:**

Karin and Ken McCarthy (Sawyer Dr.)

**Guests Input:**

The guests expressed concerns on rental property on Sawyer Dr. The owners are allowing rentals for less than 20 days, and often with multiple families. In July, there were 10-12 cars and one with a 5th wheel. The Board asked if this property is homesteaded, and no one knew at the time of the meeting. The Board is not aware of limits on the number of people on a rental.

**Plan:** The Board will send the rental agency, Last Key, a letter to express concerns with the rental time and overabundance of people residing at the home during the rental. The McCarthy’s will provide the Board with the rental address.

**Treasurer’s Report**

Lisa Ferrigno reported on the Treasurer’s Report

* Prospective members
  + Anyone who gives check as new members from now applies to 2026
* Total assets: $72,445.42
* Consider getting Venmo account to the website for dues payments
* Membership drive
  + Lisa/Allison will get together to discuss

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

**Committee Reports:**

**Government & Legislative Committee:**

* **4-lane widening update:** Andrew provided an update on the status of the lane widening to 4 lanes. He shared that the Board of County Commissioners (BOCC) agreed that the road should be widened; however, the DOT and planning commission do not agree. Kathy said that the Board has been asked to sign off on a letter to BOCC to say we object to 4-lanes. **The Board approved signing onto the letter to the BOCC.**

**Building Committee:**

* **20883 2nd Ave West**

House plans were revised. Board believes revised plans adhere to CGPOA deed restriction and approved the revisions. The Board will make it clear to the owner that the CGPOA does not evaluate nor review the Monroe County restrictions, including any setback restrictions.

* **House on 6th Ave East**

The owners revised the building plans to meet the deed restrictions. Kathy will ask the owners to submit the revised plans to the Board for review.

* **21022 1st Ave East (Lot 11, Block 5)**

Request to review plans for new construction on 1st Ave East. The Building Committee will review and provide feedback at the September Board meeting.

**Program & Entertainment Committee:**

Socials:

* August 7 – KOA Taco’s and Trivia – 6pm
* September – Bent prop Thursday
* October – Bent Prop – October witches’ paddle (Halloween)
* November – Kathy host chili cook off
* Christmas events
  + The Board agreed to convene a committee to discuss the following:
    - Christmas party
    - Lighted bike parade
    - Judging on decorations
  + Committee Chair: Kathy
  + Committee members: Ken, Leigh Anne, and Cindy

**Newsletter Committee:**

The Board is looking for volunteers to assist with the newsletter. The Board discussed suggestions to let members know about monthly e-minders. Elizabeth suggested that we send out a postcard to let people know that they can see the newsletter by looking at the CGPOA website. For the annual meeting, the Board agreed to send out an announcement of the meeting and let members know how to contact the CGPOA if they would like to have a hard copy of newsletter, and to request any updates to emails, phone numbers and addresses.

**Nominations Committee: *New***

The Board agreed to bring up a Nominations Committee to work on Board and Officer seats for 2026. Also, to work on the 2026 annual meeting dates and notifications to members.

* Committee Chair: Allison
* Committee members: Lisa, Andrew, and Leigh Anne

**Welcome Committee:**

Update: None

**Landscape Committee:**

The Landscape Committee met last week and discussed that the committee would contact the owner of a property with issues to let them know any concerns. Cindy suggested drafting a form letter for our communication with property owners. **Plan: The Board will review the draft form letter for approval.**

**Property concerns:**

* **143 Sawyer** – A neighbor said the palm fronds are low, which will be communicated to the owner.
* **House on 8th** – Overgrown vegetation; The Chair will send the owner a letter with our concerns.
* **3rd East –** The Chair will send the owner a letter with our concerns.
* **439 Pattison Drive** – Abandoned boat on an empty lot with a 2021 tag. Cindy with look at code enforcement to see is we can request the County remove the boat from the property, and if so, what is best action plan to pursue.

**Planting by the sign:**

The Board agreed to send out bids to local landscaping companies to maintain the vegetation by the sign. We would like to have three bids for monthly maintenance, and hourly rate if extra maintenance required.

**Old Business**

**ROGO:**

Updates: None

**Google Storage:**

Updates:None

**Deed Restrictions:**

Renewal of deed restrictions is in progress.

**Complaints:**

* **Overgrowth in a Canal:** 
  + Third canal –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. There are other properties in the neighborhood that need to be worked on. **Kathy to follow up on this.**
  + **Board action:** Put a piece in the e-Minder to let property owners reminded to keep canals trimmed.

**Dockside Series:**

To be continued in the fall.

**Google Storage**:

Kathy encourage Board members to place documents here.

**CPR Training:**

Updates: None

**New Business:**

**Sign light:**

One light not working. Board members will check it out to see if both lights are working

**Bulletin Board:**

Kathy suggests we look at replacing the bulletin board and Lisa suggested we do a little library. The Board agreed. Elizabeth offered to take this project on; the McCarthy’s offered to help. Elizabeth will coordinate efforts on this project with the Landscape Committee.

**By-laws and handling of complaints:**

We will revisit at the September Board meeting

**Halloween Paddle:**

Allison wants to do this for the neighborhood, and she is thinking about the route and dates.

The idea is to have an evening paddle/kayak at dusk and followed by a social at the Bent Prop. This would not be a CGPOA funded event. All agreed and Allison will lead this event.

**Fishing Tournament**:

Tourism Development Council (TDC) gave us &10K for 2026 fishing tournament *Cudjoe Gardens Dolphin and Tail Classic – April 26 & 27.* Thanks to Allison for securing this for us.

**Open Discussion**

None.

**Upcoming Meetings**

* **Tuesday, September 2 at 6pm –** Kathy’s house

**Adjournment**

Andrew made a motion to adjourn; Lisa seconded. Motioned carried.

The meeting was adjourned at 815 p.m.

Notes provided by Recording Secretary, Joan Kegerize 9/02/2025.