

CGPOA October 2021

eMinder

WELCOME
FALL

Letter from the President (Kathy Niemann): Happy fall, you 'all. I find it hard to believe that fall is actually here. It sure does not feel like it. Because of COVID, we held our meeting on Zoom. We have had several of our community develop COVID and have lost one of those. As our treasure likes to put it, financially we are solvent. From a government point of view, we understand that restriping, painting, and other such actions of US 1 in Monroe County are going to begin April 22. At this point we do know when or if it will include the portion of US 1 bordering the Gardens but it certainly will impact us. Because of the condo collapse in the Miami area, Monroe County will be inspecting commercial buildings greater than two stories for structural integrity. One last item related to government concerns. There are 4 lots on Cudjoe Key that are being considered for optional housing. We are not sure at this point, what exactly that will entail.

We still have several issues we are watching related to code enforcement. As you know, we handle complaints and enforcement issues based on written complaints. We do not

pursue non-compliance without a complaint by a neighbor and it must be in writing.

Last month, I told you we were purchasing No Wake buoys to place in strategic channel locations. You have not seen them yet because like so many things they are not in stock. The price has gone up but we have authorized the additional costs.

Some of the neighbors are organizing an Oktoberfest bike ride. This will not be a sanctioned event of the Cudjoe Gardens Property Owners association. I have been told however, that

clothing is required. For this I am thankful. 😊 As of this writing, a determination of a Happy Hour for October has not been decided. The entertainment committee will let us know. As always, I or a member of the board are always available to answer any of your questions.



Issue of RVs Parking in Cudjoe Gardens (Cudjoe Gardens Board): Everyone, we had a question arise as to whether a motor home was or was not included in our deed restriction This situation is not covered by our deed restriction. Any dispute should be settled between neighbors.

By Laws Committee (Cudjoe Gardens Board): The board wants to thank everyone who volunteered to serve on the by-laws committee and all the time you have vested in the process. At this point we are not prepared to address this issue. At a latter point,

we will form new committees with the intent to have inclusive participation from members of Cudjoe Gardens.

Setback Restrictions for the County and Cudjoe Gardens

(Cudjoe Gardens Board): The following table describes the required setbacks from Monroe County and Cudjoe Gardens. As you know, restrictions differ within Cudjoe Gardens based on which area you live. There is a colored map on the website that can help if you are uncertain.

Setback Requirements:

	County**		Cudjoe Gardens *		
	Building feet	RV feet	Add 1-3 feet	Add 4 feet	Add 5-8 feet
Primary Front Yard	25	25	15	25	25
Secondary Front Yard	15	15	-	-	-
Primary Side Yard	10	10	7	8	10% lot not to exceed 10
Secondary Side Yard	5	5	7	8	10% lot not to exceed 11
Rear Yard	10	10	-	-	-
From Canal	20***	-	15	20	20

* Cudjoe Gardens do not have separate setbacks for RVs

** Monroe County Codes Bulk Construction Chapter 131, 131-1

***Monroe County Codes - Shoreline Setback, Chapter 118-12

Bulletin Board (Cudjoe Gardens Board): During the early stages of COVID, the library closed, and someone began to put book in the bulletin board. What a great idea. However, many

months later the library is open and the need for our “lending library” is gone. The board decided to stop the lending library. If you have a book in the bulletin board, please remove it by October 5th. If the books are not removed, they will be donated to the Salvation Army Family Store. In addition, the board requests that you limit the length of time that any posting remains in the bulletin board to 30 days. Please mark your items as to the date posted to make sure there is no confusion. If for any reason 30 days is not sufficient, let one of the board members know and the reason for the extension.

Call for Board Members (Cudjoe Gardens Board): The board is seeking individuals to serve on the board for 2022. If you would like to serve, please contact one of the board members. According to the by-laws, to serve any officer or director must be a member of the Association and a resident in Cudjoe Gardens for a period of not less than one year.

Shrimp at the Marina (Kathy Nieman):

I was at the marina the other day and found out that we can buy shrimp, frozen but straight off the boat, at the marina. They have pinks and reds. Wondering what is for dinner. A quick trip to the marina and voila dinner.



Kudos (Cindy Dresow): Kudos to our new Entertainment Coordinator, Stacey Pillari (7th Ave W). **Stacey's idea of a COSTUMED Parade up and down Drost Avenue should be a VERY FUN EVENT, beginning at 5PM on Saturday, October 16th.**

Everybody loves a parade! Those of you who want to watch, and perhaps **video** the parade, should set up your lawn chairs along Drost Drive. Please join us at the Marina for a fun pot-luck, BYOB social afterward.

\$100 in PRIZES! There will be a \$50 gift card for the winner of Best Male Costume, and another \$50 gift card for the winner of Best Female Costume.

Rain Report (Rainman): The rain total for September was 4.26 inches. Thanks again to Peggy Jent for checking my rain gauge and reporting each day during my absence. To check rainfall more often, go to: <https://www.cocorahs.org/ViewData/StationPrecipSummary.aspx> and enter my station: FL-MN-6.

Property Owner's Concerns: If a property owner has a specific concern, it must be mailed to the Cudjoe Gardens Property Owners Association (CGPOA) or given to a Board Member in writing. It will then be discussed at the following Board of Directors Meeting and kept on record. Please mail any correspondence to: CGPOA, PO Box 420121, Cudjoe Key, FL 33042