



Duck Key Property Owners Association

2020 Annual General Meeting Minutes 1/23/2021

Minutes recorded by Laurie Oestreicher and Chris Waddill

Ron Oestreicher opened the meeting at 1:00 p.m., (meeting held via ZOOM and is being recorded), and welcomed all. He thanked all who have been members in the past and all new members for joining. He also thanked 2021 members for their donations to the Beautification fund.

Recognition of volunteers:

Joanne Orr, endless hours maintaining our membership and financials

Chris Lancaster, Facebook and Nextdoor facilitation

Entire Bridge Committee, working with the County and residents to support the Bridge efforts

Agenda

Ron Oestreicher reviewed agenda and advised poll to approve agenda will be taken along with 2019 Minutes approval and Board Ratification

Reviewed new and existing board members.

New members, Michael Solomon and Karen White replacing David Williamson and an open position.

2021 DKCB/DKPOA Board nomination:

- Jan Anderson
- Barbara McKinney
- Ron Oestreicher
- John Schwarz
- Michael Solomon
- Ellen Tanis
- Chris Waddill
- John Wolfe
- Karen White

Motion to approve 2020 Agenda; Motion passed unanimously

Motion to approve minutes of 2019 DKPOA AGM; Motion passed unanimously

Motion to approve 2021 DKPOA Board; Motion approved unanimously

In two weeks DKPOA Board will meet and elect officials for 2021

President's Report

Ron Oestreicher reviewed 2020 Accomplishments

- Added rock borders to all tree plants
- Conducted Island Cleanup March 14, 2020



Duck Key Property Owners Association

2020 Annual General Meeting Minutes 1/23/2021

- Launched new DKPOA website which is now accepting all credit and debit cards <https://duckkeypoa.squarespace.com>
- Held numerous meetings and discussions with County Officials on illegal rentals, unsafe properties, County owned lots, unmaintained lots and other services to Duck Key residents
- Landscaped and Maintained gardens, and lift stations throughout the year
- Delivered Welcome Baskets to all new Duck Key neighbors
- Provided input on new bridge plans via the Bridge Committee
- Local Business Discounts for DKPOA Members > Hawks' Cay – 12% food and beverage at Angler & Ale and new Lobby restaurants > Hawks' Cay – 12% at the Calm Waters Spa > Hawks' Cay - \$10 in/out ramp fee > DK Style Hut KCB – 10% discount DK Style will be producing various items with the DKPOA logo on them .The DKPOA cards needed to access these discounts will either be hand delivered or sent out to appropriate addresses soon.

2020 DKPOA Treasurer's Report

Jan presented 2020 financial results

\$56,944 in Total Revenue

\$40,099 in Total Expense

\$73,525 in 2020 Year End Cash (Includes \$34,960 2021 Memberships paid in Dec 2020)

Motion to approve/accept Financials; Motion passed unanimously.

2021 DKPOA Budget

Jan presented 2021 plan of \$59,810 Revenue, \$59,810 Expenses.

If revenue goal is not met, DKPOA will do less. The Board maintains a \$25,000 reserve to meet unexpected financial obligations.

Motion to approve 2021 Budget; Motion passed.

2020 DKPOA Membership Results

Chris presented 2020 membership and 2021 survey results

2020 Membership Results

- 659 Total Properties in Duck Key, Monroe County owns 103 of these properties
- DKPOA had 233 paid memberships in 2020, 186 single home owners, 25 lot owners and 22 multi property owners
- 2021 – 170 paid memberships as of 1/22/2021

2021 Survey Results as of 1/19/2021

- Top Ranked 23% Continue Bridge Committee
- Second Ranked 20% Continue Landscape Beautification



Duck Key Property Owners Association 2020 Annual General Meeting Minutes 1/23/2021

- Third Ranked 15% each Maintenance and Vacation Rentals Cod Enforcement

Survey for DKSAB will be reviewed and discussed at the next meeting in March by Sylvia Hernandez

2021 GOALS DKPOA

Barbara presented 2021 Goals

- Beautification – Organize a clean-up day – March 13, 2021
- Continue Beautification Landscaping (e.g., New Plantings, Rock Borders, Signage)
- Work with County to address code violations on unimproved lots
- Continue to maintain existing welcome and lift stations
- Other key work:
- Work with the County on Bridge replacement plans
- Review 2021 survey results and develop action plan
- Grow DKPOA Membership by 10+ percent
- Continue to enhance our new website
- Investigate breakwater repairs and improvement options

What can DKPOA members do?

- Take interest in the community
- Volunteer to serve on committees: beautification, clean-up, bridge replacement
- Be generous in paying dues and donating additional monies. There is a lot of work to do
- Engage in dialog with DKPOA – what is important to you?
- Advise DKPOA of Island issues/problems. Let DKPOA know if you see unkempt lots, illegal rentals, dumping, etc.
- File Code Compliance Complaints at <https://www.monroecounty-fl.gov/forms.aspx?FID=74>

2021 Breakwater Update

John S presented an update on the Break Water

- The east and south breakwater has been severely damaged by Irma
- There are several breaches and the height of the wall reduced
- The cost estimate to repair the wall is \$1.2 - \$2.0 million. At this point, there is not public source of money to pay for the repair
- The County has added this project to their approved list, but it may be many years, if ever, before the project gets funded



Duck Key Property Owners Association 2020 Annual General Meeting Minutes 1/23/2021

- In the meantime, about 100 Island properties on Yacht Club and Plantation Islands are directly exposed to wave action and surges should there be another big storm
- Is there interest in creating a DKPOA project to look into alternate source of funding (state or federal grants) and/or to raise money privately from residents?

Duck Key Bridge Replacement

John W presented an update on the Bridge Replacement project

- Bridge Replacement Committee – John Wolfe (chair), Rick Sherman, Fritz Anderson, Michael Solomon, Bill Murphy, Joe Slama, and Dennis Peters
- Monroe County public meetings were held 3/2017, 1/2020, 1/2021
- DKPOA Bridge Committee held numerous meetings with the County during design phases and brought forward all concerns raised by Duck Key residents so they were incorporated into the design
- American Empire Builders was awarded the Bimini Bridge bid for \$3,190,000; it does not include building a temporary bridge while replacing the new bridge. It also does not include strengthening of the Harbour and Seaview bridges.
- Water, Sewer, Cable and Electric utilities will be sub acquis. Final engineering design still in progress
- Bimini bridge work will start Jan. 27, 2021 with the removal of landscape in the right of ways

Monroe County Officials

Welcomed all County Officials for attending

Introduced/Reviewed slide with those County Officials attending, staff and their positions.

County attendees:

David Rice, BOCC Commissioner District 4; Kevin Wilson, Assistant County Administrator, Judith Clarke, Director of Engineering, Cheryl Sullivan, Director of Solid Waste, Emily Schemper, Sr. Director of Planning and Environmental Resources, and Cynthia McPherson, Director of Code Compliance

Questions to Monroe County:

Bridge Replacement Projects

1 – With the Bimini Bridge project only scheduled to be completed by June 2022, when are Harbor and Seaview Bridges going to be reinforced and what will be the eight limits?

Answer: No dates are available. Schedule for reinforcement will be available end of next week. The weight load will go up to 30 tons when strengthened.(one side only) and Harbour and Seaview will be strengthened simultaneously



Duck Key Property Owners Association 2020 Annual General Meeting Minutes 1/23/2021

2 – Who is responsible for the failure to recognize the Duck Key Bridges were in such danger of collapse that their weight limits had to be reduced to the current levels?

Answer: The Florida Department of Transportation (FDOT) is responsible for bridge inspection.

3 – Do we have any timeline, even a very approximate one, on when the strengthening of the Harbor and Seaview Bridges to the 30 tons capacity will be completed?

Answer: No answer to this yet.

4 – Will all boat traffic be stopped from using the Bimini Bridge until June 2022?

Answer: All boat traffic at the Bimini Bridge will be stopped until the projected end date of June 2022, but the date may end sooner.

5 – After the Public meeting on the Bimini Bridge where it was stated the Bimini temporary strengthening would take 13-14 weeks, can someone tell me why emergency repair permits have not been filed for our other Bridges? There does not appear to be any sense of urgency to repair Harbor and Seaview!

Answer: The County is working to get permits to begin working on the Harbor and Seaview bridges, but the timing is an issue, as the Bimini bridge work must be completed first to enable a crane to cross the Bimini bridge and be able to get to the other two bridges and start work.

Topic Flooding

1 – When was the last time the storm sewers were flushed out?

Answer: Duck Key does not have storm sewers; instead, it has storm water drains. The last time they were flushed out was June 2020.

2 – When is the next time the storm sewers are scheduled to be flushed out?

Answer: The issue is not about the sewers being flushed out. Last summer with the rain and high tide issues it appears there was flooding. The system is developed with a gravity level, gravity keeps water at ground levels, so they are not overflowing, they are holding at ground surface level.

3 – The current storm sewer grate/design allow for large rocks, coconuts, plant debris, etc. to enter drain pipes. To prevent this from happening, are these going to be redesigned or fixed to prevent this from happening in the future?

Answer: There are the same flood issues happening all over the County, with needs for pump stations throughout the Keys. There are no plans for this on Center Island now, but the County recognizes the issue and impact and is looking at the costs and needs by area throughout the County.

4- New home construction on Center Island has led to extensive street flooding on Bimini and N. Bahama Dr. because of the back fill that has been added to lots that were holding rainwater



Duck Key Property Owners Association 2020 Annual General Meeting Minutes 1/23/2021

off the streets prior. What is the county going to do to improve drainage now that the lots are elevated with new homes on them?

Answer: The new homes will be required to put in swales on the right of way after construction. The county will start to control these issues and will accept complaints.

Code Enforcement

1 – When will code enforcement take concrete steps to stop the illegal vacation rentals and the illegal rentals of single-family homes that are being rented out as duplex or triplex properties?

Answer: Please continue to use the County website and send in complaints, reports are needed to help enforcement. The website can be used anonymously, but specific details, pictures, addresses and lot numbers # are needed for the County to locate the homes being reported. Providing lot numbers # is key, you can find the lot ID number # by searching on the Monroe Property Appraiser site under GIS Maps

The County hears on average 80-100 cases each month. Cases now being heard via ZOOM and it is working well .Cynthia shared that the main way the county tracks illegal rentals is to review advertising sites like Craig's list. Cynthia McPherson urges all to contact her directly on issues and complaints.

2 – What steps are being taken to control the unimproved lots maintenance and the overgrowth on those lots? No Answer.

Waste Removal

1 – With no timeline for the bridge repairs on Harbor and Seaview, what is the county going to do for those residents who have to haul their own trash away?

Answer: The current system has been improved since the start of the trash removal strategy. They are trying to make it possible with the current plan, being open 3 days a week, so residents do not have to store waste. If the residents have ideas and possible solutions, they should contact her.

2 - What can be done to stop the smell, bugs and rodents at the trash dumpsters on Center Island?

Answer: The County has put up fences and enclosed the containers. These actions seem to be helping with the bird, smell and rodent issues. Bait traps set out for rodents will be looked into.

Ron Oestreicher thanked County Officials/staff for their attendance and participation and for their support for our community.



Duck Key Property Owners Association 2020 Annual General Meeting Minutes 1/23/2021

Ron Oestreicher thanked all for attending, and advised Duck Key residents they can email DKPOA at dkresident@gmail.com to ask questions and get answers. He thanked all the Board members and County for their hard work. All Duck Key residents are encouraged to get their neighbors to join DKPOA. All are thanked for joining the ZOOM call and reminded communication is important and solutions can be the result. Bridge issues will continue to be communicated to the County.

Meeting adjourned 3:07 p.m.

Ron Oestreicher, President _____

Chris Waddill, Secretary _____

Jan Anderson, Treasurer _____

Reviewed and approved by the new board at the February 2021 board meeting. These final draft minutes will be posted on our website for the DKPOA members to review and comment on. They will be presented for membership approval at the next AGM meeting at the end of 2021