



Duck Key Property Owners' Association

Annual Report
March 2017

Agenda

- ❖ Welcome and Introductions– Dave Williamson, President
- ❖ Our Vision and Mission Statements – Dave Williamson
- ❖ 2016 Accomplishments – Dave Williamson
- ❖ 2017 Goals – John Schwarz
- ❖ Membership and Communications – Brian Lancaster
- ❖ 2017 Budget and Proposed Membership Fee Increase– Jim Boback
- ❖ Non-Profit Option Proposal– John Schwarz
- ❖ Question period - all
- ❖ Vote on Proposals – Dave Williamson
- ❖ Close – Dave Williamson

Our Vision

- ❖ **N**eighbors working together in a private, voluntary association to improve our community and enhance our property values.
- ❖ **A** neighborhood that is considered a more desirable place in which to live and enjoy the benefits of family, friends and community.

Our Mission

- ❖ To enhance the quality of life in our island through landscaping of common areas, supporting initiatives that strengthen bonds among residents, serving as liaison with Monroe County, and investing in capital improvements that benefit the greater good.

Our Accomplishments

- ❖ New garden at end of Bimini Drive
- ❖ New garden at E. Seaview Drive and Fern St.
- ❖ Maintenance of landscaping at Welcome Garden and other gardens
- ❖ Maintenance of the landscaping at Sewer Lift Stations
- ❖ Plantings at bridges

Our Accomplishments – cont'd

- ❖ Newsletter and updates to members
- ❖ ID cards (with discounts) for members
- ❖ Maintaining website with events of interest to our membership
- ❖ Maintaining/replacing street signs

Our Accomplishments – cont'd

- ❖ Island annual clean ups
- ❖ Obtained approval from the Army Corps of Engineering and the Florida DEP for the canal maintenance dredging project
- ❖ Installed “No Trespassing” signs at barrier island
- ❖ Worked with Cynthia McPherson, Monroe County Code Enforcement, to curtail illegal rentals

Our Goals - 2017

- ❖ Continue with maintenance of landscaping in common gardens, bridges and lift stations
- ❖ Continue with the annual island clean ups
- ❖ Finish the permitting process for Phase I of canal maintenance, raise funds, and proceed to implement
- ❖ Install regulation canal “Minimum Wake” signs
- ❖ Replace lost or damaged “Idle Speed” buoys at Tom’s Harbor and Harbor Island west shore

Our Goals – Link to the County

- ❖ Liaison with Board of County Commissioners to address residents' concerns
- ❖ Liaison with the County's Engineering Department in the planning phase of the Duck Key bridges scheduled for replacement starting in 2020
- ❖ Liaison with County code enforcement at our members' request

Our Goals – Major Capital Projects

- ❖ Canal maintenance (separate private donations made for this specific purpose)
- ❖ Secure boat trailer parking lot
- ❖ Install electronic message board
- ❖ Install dog waste stations

Communications

- ❖ Annual meeting with members
- ❖ Communicate with our members via newsletters and website
- ❖ New survey to find out the priorities of our residents
- ❖ Welcome baskets for new neighbors

Our Membership

- ❖ 376 homes and 250 lots on the Island
- ❖ DKPOA has 184 home and 19 lot owner members
- ❖ Membership fees have been at \$100 since 1982
- ❖ Attempt to broaden membership by creating an Improvement District and merging with the Security District failed

Benefits with Membership

- ❖ A strong common voice with the County management
- ❖ A cleaner, safer and more beautiful community
- ❖ A common forum for residents' wishes and concerns
- ❖ Discounts from local businesses:
 - ❖ 10% Discount at Marathon Boat Yard (excludes engine and bulk oil)
 - ❖ 10% Food and 20% Beverage discounts at Hawks Cay
 - ❖ NEW: 10% discount at DK's Style Hut in Marathon and DK Beach Boutique at Key Colony Beach

Budget Highlights

- ❖ Annual contributions @ \$100 per home and \$50 per lot plus gifts and interest income = \$23,000
- ❖ Annual expenses for beautification and maintenance = \$36,000
- ❖ Annual deficit = \$13,000
- ❖ Y/E 2016 current assets = \$41,000
- ❖ Reserves for emergencies = \$25,000
- ❖ By 2018, we will have to use the emergency reserve.
- ❖ We need to increase dues to \$200 per home and \$100 per lot to maintain current level of service

2017 Budget challenge

2016 ACTUAL

2017 PLAN @\$100

2017

PLAN@\$200

❖ Revenue	❖ \$23,441	❖ \$23,375	❖ \$36,800
❖ Expenses			
❖ Beautification	❖ \$30,620	❖ \$25,000	❖ \$25,000
❖ Meetings	❖ \$1,502	❖ \$1,500	❖ \$1,500
❖ Legal	❖ \$0	❖ \$3,000	❖ \$3,000
❖ Capital	❖ \$558	❖ \$0	❖ \$8,000
❖ Admin	❖ \$3,404	❖ \$3,101	❖ \$3,101
❖ Over/(under)	❖ (\$12,643)	❖ (\$9,306)	❖ \$9,094

Tax Deductibility Option

- ❖ Opportunity to make DKPOA contributions income tax deductible (2018)
- ❖ Adopt non-profit Duck Key Community Benefit Inc (created for Canal Maintenance projects)
- ❖ Retain Board and DKPOA name
- ❖ Keep canal operations and budgets separate from the rest of DKPOA work

Organizational Chart of 501c3



Questions and Answers

- ❖ Before we vote, let us answer all your questions

Need Your Approval....

- ❖ Members to vote on two propositions (one vote per member):
 - ❖ pass rule = a voting majority of members attending the AGM
- ❖ 1. Increase annual dues from \$100 to \$200 for homeowners and from \$50 to \$100 for lot owners to maintain current level of service and retain \$25,000 emergency reserve
 - ❖ YES or NO
- ❖ 2. Use DKCB Inc to provide members with income tax relief on their contributions for 2018
 - ❖ YES or NO

How You Can Help

- ❖ Mail in your dues and surveys promptly
 - ❖ Make sure you fill in the registration
- ❖ Help us reach out to new neighbors
- ❖ Consider donating additional gifts for landscaping or for canal maintenance
- ❖ Volunteer to serve on committees (bridges, membership, welcome, canals, etc)

Thank You for Your Support

“Piglet noticed that even though he had a Very Small Heart, it could hold a rather large amount of **Gratitude.**”

- A.A. Milne,
Winnie-the-Pooh

