

DUCK KEY PROPERTY OWNERS ASSOCIATION
ANNUAL MEETING

January 25, 2009

The meeting was called to order by President McHale at 6:05p.m. Board members present were: Bill McHale, Bill Roberts, Will Morrell, Pat Key, Jerry Fortier, Donna Flammang, Roger Marriott and Doris Bicknell

Bill Roberts moved that the minutes of the 2008 Annual meeting be approved; seconded by Donna Flammang, carried.

Bill McHale introduced our guest speaker, William Wagner who is the Marathon fire chief. Mr. Wagner gave a comprehensive overview of the workings of the several fire districts in the Keys. He explained how the fire rates on our insurance is determined and that the unincorporated areas pay a higher premium. Our primary station is on Conch Key, which is manned by volunteers. One option would be to have a station located on Grassy Key, which would be an extension of the Marathon station and we should contact our county commissioner that we would favor this plan.

Bill McHale introduced our new President, Donna Flammang, who accepted the gavel. She then acknowledged Bill McHale, Bill Roberts, Will Morrell and Pat Key as retiring board members and presented each a gift in appreciation for their service.

ELECTION OF NEW BOARD MEMBERS

JoAnn Orr's name was presented as the new treasurer. There were no nominations from the floor. Donna Flammang asked for a hand vote of the membership and JoAnn Orr was elected to the office.

DUCK KEY SECURITY

Tom Neville, Chairman of the Duck Key Security Board addressed the membership. There will be a meeting of the security board in February and the new captain of the Monroe County sheriffs department plans to attend and perhaps the new sheriff will also attend and the membership is invited.

Tom talked about the continuing issue of children driving golf carts. He feels that the golf carts need to be registered. He also addressed the issue of walkers on our roads and bridges.

He urged residents to call 911 when they see anything out of the ordinary.

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Tom stated that Duck Key Security now has a rotation of their hours instead of the old established hours.

The security board is still working on the placing of security cameras on Truman bridge.

COMMITTEE REPORTS

FINANCIAL

Treasurer, Bill Roberts reported that our income for 2008 was in the amount of \$21,735.55 with administration expenses of \$6,917.99, beautification in the amount of \$4,464.01 and business meetings and roads and maintenance in the amount of \$1,832.67, leaving a balance of \$8,520.88. We have a cash balance of \$61,075.98 which is being retained for improvements and beautification if and when the sewerage project is completed. We have received gifts totaling \$7,500 for beautification. A copy of the 2008 Budget Report is attached hereto and made a part of these minutes.

SEWERS

Roger Marriott reported that the re-use water and pumping station are now complete at the Hawks Key facility. FCAA has also fully funded the treatment plant in the amount of \$3,000,000.00 and the Conch Key treatment plant cost \$700,000.00. It is proposed that we will have 42 hydrants on our islands of Duck Key, but the collection systems are on hold. Roger also reported that we are now number one in the list for sewers. Dennis Kulig questioned this as he understood that No Name Key was number one. Roger also reported that the \$4,500.00 installation fee is still current, but the fee could increase up to \$20,000.00.

ROADS AND RIGHT OF WAY

Bill McHale reported that in 2008 fifteen street signs were either erected or repaired and six have been destroyed. It was the committee's decision not to continue repairing and replacing the signs at this time.

ISLAND BEAUTIFICATION

Jerry Fortier announced that the annual Island clean-up day is scheduled for February 7, 2009. Volunteers are to meet at his home at 118 Jamaica Street at 9:00a.m.. He will have coffee and donuts available.

Jerry stated that the county mows our right-of-ways four times a year and that the board could vote to allocate funds to mow the right-of-ways more often if it is the desire of the membership. The dead trees which were planted on the right-of-way several years ago will be

Removed during the clean-up day.

OTHER BUSINESS

Tom Lyons spoke to the membership in regard to the various lighting on the islands and that some could be offensive to a neighbor. He wondered if anyone would be interested in perusing a recommendation for lighting.

Brian Lancaster addressed the membership in regard to the Greenbrier property and stated that a tentative hearing date has been set for February 25, 2009.

President Flammang declared the meeting adjourned at 7:30 p.m.

Respectfully submitted:

Approved:



DORIS BICKNELL
Secretary



DONNA FLAMMANG
President

2008 Budget Report - 2008
 1/1/2008 through 12/31/2008 Using 2008 Budget

0/2009

Category Description	1/1/2008 Actual	Budget	12/31/2008 Difference	2009 Budget
Income				
Gift Received	1,780.00	0.00	1,780.00	
Interest Inc	105.55	120.00	-14.45	100.00
Membership Dues	19,850.00	20,000.00	-150.00	20,000.00
TOTAL Income	21,735.55	20,120.00	1,615.55	20,100.00
Unassigned				
Administration				
Accounting Services	-290.00	-300.00	10.00	-300.00
Bank Charge	0.00	-50.00	50.00	-50.00
Corporate Filing	-61.25	-100.00	38.75	-100.00
Gifts Given	0.00	-300.00	300.00	-450.00
Insurance	-5,028.21	-5,000.00	-28.21	-5,100.00
Misc	-317.56	-400.00	82.44	-400.00
Postage and Printing	-681.57	-900.00	218.43	-800.00
Web Site	-539.40	-100.00	-439.40	-600.00
TOTAL Administration	-6,917.99	-7,150.00	232.01	-7,800.00
Beautification				
Other Beautification	-4,464.01	-7,000.00	2,535.99	-7,100.00
TOTAL Beautification	-4,464.01	-7,000.00	2,535.99	-7,100.00
Business Meetings	-945.14	-1,570.00	624.86	-1,200.00
Roads & Maintenance	-887.53	-1,500.00	612.47	-1,500.00
TOTAL Unassigned	-13,214.67	-17,220.00	4,005.33	-17,600.00
OVERALL TOTAL	8,520.88	2,900.00	5,620.88	2,500.00