

DUCK KEY PROPERTY OWNERS ASSOCIATION
ANNUAL MEETING.

January 17, 2010

The meeting was called to order by President Donna Flammang at 6:00 p.m. Board members present were: Roger Marriott,, JoAnn Orr, Jerry Fortier and Doris Bicknell.

President Flammang called for an approval of the 2009 minutes. Robin Nevelle stated that a correction should be made, i.e., the Conch Key Fire Station is not manned mostly by volunteers. There being no further corrections, Roger Marriott moved that the minutes be approved, seconded by JoAnn Orr, carried.

President Flammang announced that the Duck Key license plates are now available.. Each member shall receive one plate and others may be purchased for \$10.00, and the profit from said sales will go into the beautification fund.

Roger Marriott introduced Jim Reynolds, the executive director of the Florida Keys Aqueduct Authority; Kerry Shelby, deputy executive director and director of finance; Ray Shimokubo, director of environmental service; and Julie Cheon, the wastewater liaison coordinator.

Mr. Reynolds then recognized Toni Appell,, as a board member of the FCAA. He gave a brief overview of the progress on the sewerage of Duck Key and then asked Julie Cheon to present a graphic slide showing the proposed phases of the project. The treatment plant at Hawks Cay will be expanded and is fully funded and will be completed within two years. The contract will be awarded at their next meeting. They plan to upgrade our water lines at the same time as the sewers, and if funds are available, to install the re-use water lines.

Kerry Shelby addressed the membership and gave a breakdown on the costs of the seven proposed phases of the wastewater collection system, which total \$8,717,726.77. At the present time \$5,000,000.00 has been funded and work will begin in the summer of 2010. Each phase will be an entity. The rate charges will begin when the pipe is in front of your home.

Jim Reynolds answered questions from the membership. In regard to the reconstruction of our roads. Each will be resurfaced at the completion of each phase. There is \$45,000.00 allocated for our roads. He further stated that each station will be underground and that each phase will have its own station. Each owner will be

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responsible for the hookups from the road and must have the septic system pumped out and filled. There is a way to convert your old system into a cistern and must be permitted by the County. Our rates will be based on our water usage. Information is available on their website.

ELECTION OF NEW BOARD MEMBER

Mary Salinger's name was presented as a new board member. There were no nominations from the floor. Jerry Fortier moved that Mary Salinger be appointed as a new board member, seconded by Will Morrell, carried.

DUCK KEY SECURITY

Tom Neville, Chairman of the Duck Key Security Board addressed the membership. He stated that they are continuing to work on the placement of security cameras on Truman Bridge and that the project has been placed out for bids. The walkways over the bridges have been put on hold until the sewers are in. Judy Clark, the engineer has been working on the design.

Mr. Neville talked about the continuing problem of children driving golf carts. You must be at least 14 years of age to operate a golf cart. Cart owners should make sure that they have insurance coverage.

Another concern is the intersection onto US 1. Many drivers going east think that the highway is increasing to a double lane and merge onto our turn lane. A request has been made for a sign designating a right hand turn only. He urged the members to be cautious when turning onto US 1.

Tom then announced that there will be a meeting on January 23rd at Hawks Cay in regard to a fire station at Grassy Key and Conch Key and urged the membership to try and attend. The meeting is scheduled to begin at 4:30 p.m.

COMMITTEE REPORTS

FINANCIAL

Treasurer, JoAnn Orr reported that last year we had 143 paid home owners and 33 lot owners for an income of \$15,950.00. We had expenses of \$11,468.82,, leaving a balance of \$6,453.13. To date we have 115 paid members and 16 lot owners that have paid. We have \$1,800.00 donated to the beautification fund. A copy of the 2009 budget report is attached hereto and made a part of these minutes.

ROADS AND RIGHT OF WAY

Jerry Fortier reported that he has been working with code enforcement in regard to the infractions on Duck Key.. The big problem is that the county does not have the manpower to take violators to court. If you have any issues, please let him know. One issue is that our right of ways need mowing more often than four times a year, particularly in the summer months. He said, on the whole, the islands do look quite good.

ISLAND BEAUTIFICATION

Jerry Fortier reported that the beautification is on hold until the sewers are in.

President Flammang asked if there was any old business, and then asked if there was any new business.

There being no further business the meeting was adjourned at 7:54 p.m. with a reception to follow.

Respectfully submitted:

Doris Bicknell

DORIS BICKNELL

Secretary

**Duck Key Property Owners Assoc.
Profit Loss Budget vs. Actual
January through December 2009 and 2010 Budget**

	<u>Jan - Dec 09 Actual</u>	<u>2009 Budget</u>	<u>\$ Over/Under Budget</u>	<u>2010 Budget</u>
Income				
Membership Dues				16,000.00
Home Owners	14,300.00			2,000.00
Lot Owners	1,650.00			0.00
Membership Dues - Other	0.00	20,000.00	-20,000.00	
Total Membership Dues	<u>15,950.00</u>	<u>20,000.00</u>	<u>-4,050.00</u>	<u>18,000.00</u>
Interest Income	141.95	100.00	41.95	100.00
Gifts Received	1,830.00			
Total Income	<u>17,921.95</u>	<u>20,100.00</u>	<u>-2,178.05</u>	<u>18,100.00</u>
Expense				
Administrations		300.00	5.00	400.00
Accounting Services	305.00	50.00	-50.00	50.00
Bank Charges	0.00	100.00	-38.75	61.00
Corporate Filing	61.25	450.00	154.00	450.00
Gifts Given	604.00	5,100.00	-1,123.98	4,000.00
Insurance	3,976.02	400.00	-400.00	400.00
Miscellaneous	0.00			89.00
Office Supplies	31.10	800.00	-564.47	450.00
Postage & Printing	235.53	600.00	-600.00	0.00
Website	0.00			
Total Administrations	<u>5,212.90</u>	<u>7,800.00</u>	<u>-2,587.10</u>	<u>5,900.00</u>
Beautification	4,367.00	7,100.00	-2,733.00	5,500.00
Business Meetings	860.42	1,200.00	-339.58	1,000.00
Legal Fees	1,028.50	1,500.00	-1,500.00	1,000.00
Roads & Maintenance	0.00			1,500.00
Total Expense	<u>11,468.82</u>	<u>17,600.00</u>	<u>-6,131.18</u>	<u>14,900.00</u>
	<u>6,453.13</u>	<u>2,500.00</u>	<u>3,953.13</u>	<u>3,200.00</u>