

Duck Key Property Owner's Association Annual Meeting 1/28/2018

President Dave Williamson called meeting to order 1:23pm

Motion to approve the agenda, First by Sylvia Hernandez, Second by Betsy Lefler

All in favor

Motion to approve the minutes from the previous annual meeting of March 12 ,2017, First by Eric Zeller, Second by John Wolfe

All in favor

Recognition of retired board members for their service was made. Those recognized included Doris Bricknell, Sylvia Hernandez, Jim Bobeck and Brian Lancaster. Also recognized was Jo Ann Orr for her financial services

Introduction of the current board which includes Dave Williamson, Ron Oestreicher, John Schwarz, Ellen Ryan Tanis, Chris Waddill and Barbara McKinney was made.

Betsy Lefler was nominated from the floor by Bruce Popham

The addition of Betsy Lefler to the board was approved and the new board was ratified.

Motion made to close nominations to the board, First by Eric Zeller, Second ?

Motion was approved

John Schwarz presented both the Vision of and Mission of DKPOA and emphasized the importance of enhanced community involvement.

DKOPOA focuses on beautification of the island as well as serving as a liaison to the county. Of the 663 properties on Duck Key, 456 are homes and 207 are lots. Monroe county owns 89 lots which are mostly conservation lots, the rest are density lots. To date, DKPOA has 129 paid 2018 members.

Question was raised about the activity of the Board to increase memberships and Dave W discussed the activities of the membership committee headed by Ellen Tanis to accomplish this task. Distributing buckets to all new residents has been a successful way of introducing these owners not only to DKPOA , but also to the Club and the Security Board

Another question was asked regarding the responsibilities of the county regarding their lots. The county does not pay taxes but does attempt to manage vegetation on these lots.

John Schwarz reviewed the results of the survey and highlighted the top priorities of those who participated. ( 2/3rds of the 2018 paid members)

DKPOA treasurer's report was presented by Ron Oestreicher.

There were no questions regarding the treasurer's report and a Motion was made to approve the report. First by Charlie ? and Second by ?

Motion was approved.

## President's report on progress in 2017

Dave indicated that as the highest priority of DKPOA last year was to beautify the island, the welcome gardens have been re-established (twice!) and shared that a number of interactions with the county occurred to obtain updates on island cleanup as well as challenges on illegal rents and other needed services for the island. The New Idle Speed-no Buoy were installed. He also reported on the status of missing street signs. He encouraged those present to sign up for the cleanup days that DKPOA has planned. He also shared that additional help from the county will be available to the teams of volunteers on the cleanup days. The focus of the cleanup efforts will be on the vacant lots. The cleanup dates will be on February 17<sup>th</sup> and March 17<sup>th</sup>. Once the cleanup has moved us to a better place, emphasis on replanting trees that were taken out by the storm will take place.

Further, Dave presented a update on the dredging permit. He emphasized that although considerable progress has been made on overcoming the various regulatory hurdles, the county has still not approved the final phase of the request. This will be the first dredging of the canals in 60 years and the mitigation of the seagrass is a 157,000 cost. Also all of the canals will need to be remapped as more sand has moved into some areas but is lower in other areas. It appears, based on several informal surveys that although sand has shifted around, the total amount that need to moved out remains at around two and one half thousand cubic yards. There is a need for additional funds to address the dredging project. Dave recognized the many hours put into the various aspects of the dredging project by John Schwarz.

Dave shared that the bridge replacement plan was still on the county's list of projects and that every effort will be made to give the community access to the final plans.

Dave reviewed the organizations that will give DKPOA members a discount and reminded people that they need to bring their membership cards to obtain these discounts.

He also reviewed that the process of combining DKPOA with DKCB is complete. He explained that as we are now a 501c3 corporation, that all checks written are donations. We will still retain the DKPOA name. Additional contributions can be made to DKPOA for beautification efforts and DKCB directed contributions will be applied towards dredging costs.

A question was raised about the abandoned lobster traps that are in canals and around the island. Legally these traps must be left alone until lobster season is over and then Lobster Captains will work with the county to remove them.

Another question was asked about the ability of the county to assist financially with the dredging process. The response from the county was no.

## 2018 goals of DKPOA and DKCB were reviewed

A number of objectives were shared under the categories of beautification, dredging and bridge replacement plans.

Dave W then introduced Dan Hayes, who is working with other Duck Key residents to explore what would be involved in restoring the old deed restrictions which would result in the reestablishment of the expired HOA. A discussion of the benefits of restoring this HOA then took place. If anyone wants a copy

of the old rules or wants to participate in this effort, they can contact Dan. It was shared that it would take a vote of 30% of the properties to reestablish the old rules and a vote of 66% to change them.

Question was raised as to what would happen if the current DKPOA/DKCB arrangement if the previously existing HOA was reestablished. The answer is that the HOA would take over and our current arrangement would be dissolved.(the 5013c)

2018 budget of DKPOA and DKCB were reviewed by Ron O

Motion to approve these budgets was made ,First, Sylvia Hernandez, Second Roger Mare?

Motion approved.

Member Discussion.

Question was raised regarding the boat ramp now associated with Hawk's Cay. That ramp is no longer available. Ron O shared that the ramp at the Bayside Marina is available.

Another question was brought up about the marine signs that manage boat speed and other marine rules and regulations. Ron O explained that this signage is handled by the Duck Key Security Board and that this organization was working on restoring markers. He encouraged people to attend the Security Board meetings.

Mayor's Report on Monroe County

Mayor Rice reviewed for us what happened the week after Hurricane Irma. As the Marathon Emergency Center was determined not to be safe for a category Four storm, essential personal were dispatched to Key Largo. After the storm, first responders were dispatched to check bridges, open up US One, ( filled with vegetative debris, cars, boats etc.)The Mayor is aware that people were frustrated that they could not get down to their properties, but he explained that there was no communication, medical help ,water or power. It was a dangerous environment.

With the assistance of thousands of linemen from other states and other useful first responders including the military ,these safety issues were addressed and residents were permitted to return. The worst hit area was from Big Pine Key.

Magnitude of the storm. Of the 42,000 homes inspected in Monroe county, 1200 were destroyed, 2977 suffered major damage and 5000 suffered minor damage.( these were determined to be not livable. Twenty seven thousand homes were damaged but livable.

In Duck Key, 98% were determined to be livable.

Financial Impact of Irma. Mayor Rice shared that bed taxes were down 27% in Marathon and 74% down in Islamorada. The county has paid out 40-50 million dollars from their reserves to address the damage and is working to collect back much of that through Fema. Cleanup is essentially completed on Duck Key but there is a lot to do county-wide. Irma created the highest magnitude of vegetative debris ( roughly 3 million cubic yards ) of any storm in the last 4 decades.

Question on the status of the Duck Key bridges. The Mayor said that he would have to defer to Judith Clark on that question.

Question on debris removal from canals. The Mayor said that efforts so far have focused on debris removal on land and that canals around the Keys are filled with debris. Work among local, state and federal officials is addressing that issue.

As the next question was directed towards county owned lots, the Mayor introduced Charles Pattison, Head of Land Purchasing for the Keys, to join him on the stage. Charles shared that there were a total of 89 conservation lots(not buildable) and 7 density lots(buildable) on Duck Key. He explained that by 2023, there will be no more building permits available due to density concerns which will bring the Rogo permitting process to a halt.

Question Can these lots be used for Affordable Housing ? Answer No

Question Will the county be more flexible on dredging due to the hurricane. Answer No.

Question Can Duck Key obtain access to the tax funds generated by Hawk's Cay? Answer Duck Key will be receiving 12 million dollars from the county to redo the bridges. The Mayor pointed out that although taxes generated from Duck Key are higher than the county average, Ocean Reef provides 13% of the taxes in Monroe County.

Question A concern was expressed about the loss of tax revenue due to the continued purchase of lots by the county. The Mayor pointed out that there are tradeoffs to this issues as these 90 lots reduce the density of people and vehicles on the island. He also mentioned that conversations are going on at the county level to offer the use of adjoining lots to private property owners.

Charles Pattison, Land Authority, Additional Comments

Charles shared that 100 million dollars has been expended since 1986, mostly to purchase lots that cannot be built on. There are 4,000 of these lots in Monroe County. He also explained that purchase of the density lots were being purchased to meet the obligation of the county to move people off the Keys in the event of a storm event.

Question Could these lots be used for boat trailers? Answer Only if amendments were made to existing regulations.

Question on the obligation of the county to maintain the county lots. He indicated that his department did their best to maintain these lots countywide.

Question What can Duck key expect in terms of further cleanup, particularly the cleanup of right of ways. What additional help will come from the county? The Mayor indicated that Judith Clark was best positioned to answer this question.

Question

If county owned lots were to be made available to adjoining properties, how would this process work? To be determined.

Question In some cases the private contractors did not do a good job of cleaning up certain lots. How should this be handled? The Mayor indicated that he needs to be informed.

Question What about private lots that are poorly maintained and may pose a safety hazard? Again the Mayor asked to be informed because the county can put liens against negligent property owners.

Question If permits for houses will be stopped by 2023, does this apply to condos and hotels. Answer Yes

There was a lot of good information in the power points that was not captured in the minutes—should we attach to minutes or at least indicate that these minutes and the power points are available to those who might not have been able to attend?

Please review and correct Thanks Chris

