



DKCB dba DKPOA Annual Meeting 1/27/19

501c3 corp. EIN 47-3292711

Agenda

- ▶ Welcome, Registration and Refreshments 1:00pm All
- ▶ Agenda and Minutes Approval, Ratify New Board Member **VOTE** 1:15pm David W.
- ▶ Vision and Mission 1:35pm John W
- ▶ President's 2018 report 1:45pm David W.
- ▶ 2018 Membership Report and Treasurer's Report **VOTE** 2:00pm Ron
- ▶ 2019 Budget DKPOA **VOTE** 2:10pm Ron
- ▶ 2019 goals - clean up, ROW planting, canals, bridges 2:15pm Barbara
- ▶ DKCB Canal Project fund raising 2:30pm Chris
- ▶ Canal Project Update from Contractor 2:45pm Tom M.
- ▶ David Rice Update 3:00pm David R.
- ▶ General Questions and Additional Discussions 3:30pm All
- ▶ Adjourn. 4:00pm

Welcome Our New 2019 DKPOA Members

Iliana Bayona and Pedro Calafell

Patricia Curtis

Frank and Nancy Dovelle

Randy and Demi Mills

David and Linda Newton

Bill Nye

Paglia Properties

Dennis and Jean Peters

Richard and Sheryl Phillips

Joseph Stazzone

Randy Mank and Rosanne Jeppi

Paul and Kathy McGrath

Gus Deribeaux

Loren and Diane Eggebraaten

Glasser and Jackson Family

Mary Kelly

Robert Kornahrens

Jon Krupnick

Joseph and Robbin Slama

2018 AGM Minutes approval and Board ratification

- ▶ Motion to approve 2018 AGM Minutes
- ▶ 2019 Board Composition
 - ▶ David Williamson, President
 - ▶ Christine Waddill, Secretary
 - ▶ Ron Oestreicher, Treasurer
 - ▶ Betsy Lefler
 - ▶ Barbara McKinney
 - ▶ John Schwarz
 - ▶ Ellen Tanis
 - ▶ John Wolfe (new)
- ▶ One new Director was added during 2018 replacing Brian Lancaster - John Wolfe
- ▶ New nominations from the floor
- ▶ Motion to ratify the Board

2018 DKPOA Volunteer Recognition

- ▶ Jo Ann Orr
- ▶ Brian Lancaster

- ▶ **Canal Maintenance Dredging Project Fund Raising Committee**
Christine Waddill, Lois Grayden, John Wolfe, Cathy Eschmann,
Laurie Oestreicher and John Schwarz

Our Vision

- ▶ Neighbors 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 on 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.

President's report on progress in 2018

- ▶ Planted 127 Triple Montgomery Palm Trees fronting empty lots
- ▶ Island-wide clean-up day on March 17
- ▶ Replacement 'Idle Speed - No Wake' buoys installed in Tom's Harbor
- ▶ Obtained permits, selected contractor and raised add'l \$112,850 for dredging
- ▶ Numerous meetings and discussions held with the County officials on illegal rentals, county owned lots, fire hazard from unmaintained lots and other services to Duck Key residents
- ▶ Landscaping maintenance of gardens, lift stations performed throughout the year
- ▶ Welcome baskets for new neighbors
- ▶ Provided input on new bridge plans
- ▶ ID cards (with discounts) for members

Local business discounts for DKPOA members

- ▶ Hawks' Cay - 12% food and beverage at Angler and Ale and new lobby restaurants
- ▶ Hawk's Cay - 12% at the Calm Waters Spa
- ▶ Hawk's Cay - \$10 in/out ramp fee
- ▶ DK Style Hut KCB - 10% discount
- ▶ Discount Rock and Sand - 5% on rock or sand 10% on dumpsters and portable toilets

Our 2018 DKPOA Membership

- 662 Total Properties in Duck Key
- 456 homes and 206 lots on the Islands
- Monroe County now owns 99 lots
- DKPOA had 216 paid memberships in 2018
187 home and 29 lot owners
- 2019 - 165 paid membership as of 1/24/19 (19 New)

- ❖ Property info provided by 11/15/2018 Monroe County Property Appraiser
- ❖ 2017 Membership was 208 total 177 homes and 31 lots
- ❖ 2016 Membership was 203 total 184 homes and 19 lots

2019 Survey Results as of 1/24/2019

For DKPOA Beautification	#1	#2	#3	Check Only	TOTAL	%
Continue to add trees and landscaping throughout Duck Key	30	18	13	19	80	18%
Enforcement of maintenance Codes on unimproved lots	7	28	16	17	68	15%
Enforcement of vacation rental regulations	13	18	14	17	62	14%
Enforcement of golf cart regulations	1	1	3	5	10	2%
Establish Marked bike/walking lane leading up to new bridges	6	9	13	13	41	9%
Establish boat trailer parking area for DK residents	11	7	10	10	38	9%
Establish a bridge reconstruction committee to work with the County	15	6	17	15	53	12%
For DKCB Canal Dredging						
Finalize permitting and contractor bids. Manage project.	8	8	6	9	31	7%
Raise funds needed to perform canal dredging.	13	6	7	9	35	8%
16 Other Items for Duck Key Total	4	1	12	7	24	5%
GRAND TOTAL	108	102	111	121	442	100%

2018 DKPOA Treasurer's Report

- ▶ 2018 Annual donations @ \$200 per home and \$100 per lot plus additional gifts and interest income
 - ▶ **\$59,286 in Total Revenue**
- ▶ 2018 Annual expenses for Beautification, Welcome and Capital Projects
 - ▶ **\$84,320 in Total Expense** (\$75059 was beautification expense)
- ▶ 2018 Year End current cash assets
 - ▶ **\$47,703 in checking and savings accts.**
- ▶ When comparing to 2017 - FY 2018 Revenue increased by \$15,833 while Expenses increased \$47,454 Irma delayed spend in 2017.
- ▶ Motion to approve the Treasurer's Report

2019 goals DKPOA and DKCB

- ▶ Beautification
 - ▶ Organize a clean-up day - March 2, 2019
 - ▶ Continue to plant trees along the ROW
 - ▶ Work with County to address fire and vermin problems on unimproved lots
 - ▶ Continue to maintain existing welcome and lift station gardens
 - ▶ Develop a plan to park trailers, RVs on designated county lots
- ▶ Dredging:
 - ▶ Raise the remaining **\$67,102** to fully fund the dredging operation
 - ▶ Execute the dredging project in Q1
- ▶ Other key work:
 - ▶ Work with County on Bridge replacement plans
 - ▶ Develop plans for repairs to the south and east breakwater
 - ▶ Consider organizing the Duck Key community to obtain more say on services, the look and feel of our Island, and on how our taxes are spent

What do we ask our members for?

- ▶ Take interest in the community.
- ▶ Volunteer to help with beautification, clean-up, bridge or dredging work
- ▶ Be generous in your contribution of money. There is a lot of work to do.
- ▶ Offer to serve on a committee - we need help
- ▶ Engage in a dialogue - what is important to you?
- ▶ Let us know if you see problems such as unkempt lots, illegal rentals, dumping, etc. File a Code Compliance Complaint at <https://www.monroecounty-fl.gov/forms.aspx?FID=74>

2019 DKPOA Budget Beautification

▶ Revenue	\$60,560	
▶ Membership Donations (260 member goal)		\$50,500
▶ Other Donations + Interest		\$10,060
▶ Expenses	\$60,525	
▶ Beautification		\$52,000
▶ Communication and Welcome Packages		\$5,650
▶ Admin and legal		\$2,875
▶ Motion to approve the DKPOA Beautification Budget		

(DKPOA Maintains \$25,000 cash reserve for emergency expenses)

Duck Key Canal Maintenance Dredging Project

- ▶ Five areas have been permitted for maintenance dredging: Both the west and east entrances of the canal along West Seaview Circle; the elbow at the end of Vista Lane; the west entrance to the interior canal along East Seaview Drive, and the hump at the midpoint canal near 248 West Seaview Drive.
- ▶ We have selected LPS Utilities to perform the work. Mr. Tom Merryman, the owner of the company, is a long time Duck Key resident and has offered terms that are very competitive and attractive.
Website <https://www.lpsutilities-inc.com/>
- ▶ The cost of the dredging will be the \$150,000 and will include the removal of the spoils from Duck Key. The cost of mitigating damage to sea grass, imposed by the U.S. Dept. of Army Engineers, will be \$157,000.
- ▶ Video of recent work completed by LPS <https://www.youtube.com/watch?v=xRPGc5fipHQ>

2019 DKCB Dredging Project Funding

- ▶ **Total Funds Raised to Date \$297,812 from 55 generous donors **THANK YOU!****
- ▶ Raised \$112,850 Dec 1 to Jan 24 **THANK YOU!**
- ▶ Expended \$56,914 to date (2014-2018 for surveys, consultants and permits)
- ▶ Current account balance \$240,898
- ▶ Dredging project will cost \$308,000 to complete
- ▶ Require **\$67,102** in **additional** new contributions from residents and friends of DK to finish the job.
- ▶ Contractor terms allow 3 year to pay

Canal Dredging Platinum Contributors \$10000 and beyond

Robert and Grace Beacham

Doris Bicknell

Andy and Elizabeth Corrigan

Nancy D'Angelo

Demetrio Brid

Dugger Family

Engelfield Family

Joe and Heidi Fodo

Robert and Mary Huntt

Pete Jolly

Dennis Kulig

Jim and Mary Nealis

John and Donna Schwarz

Stephen and Deborah Simone

Strong Family

Peter and Anna Theodore

Michael and Susan Thompson

Dan and Stormy Hayes

Andres and Maria Von Wachter

David and Susan Williamson

John and Polly Willis

John and Karen Wolfe

Larry Womack

Canal Dredging Gold Contributors \$5000 - \$9999

Mark and Christine Aiello

Stephen and Donna Blythe

Jim and Merlynn Boback

Kristen Brenner

Sylvia and John Hernandez

Brian and Chris Lancaster

Canal Dredging Silver Contributors \$2500-\$4999

Carlton and Barbara McKinney

Ron and Laurie Oestreicher

Mayra Parente

Matthew and Karen Schulte

Van and Christine Waddill

Canal Dredging Bronze Contributors

\$1000-\$2499

Tim and Paula Carroll

Robert and Teri Colbert

Wilfredo and Maria Gonzales

Charles Gross

Melony Jackson

David and Jean Lyon

Mastriana Family

Dean and Jennie Nowak

Richard Sherman

Showerman Family

Bill and Ellen Tanis

Edward and Karen Veara

Thomas and Brenda Watson

Canal Dredging Contributors

Richard and Judith Adler

Thomas Angeline Blast

Tamara and John Buchan

Jon and Debbie Grill

Skip and Betsy Lefler

Ileana Cabrera-Rodriguez

Gus Deribeaux

Robert and Nancy Sackman

Welcome Our Monroe County Officials

- ▶ Commissioner David Rice, BOCC District 4
- ▶ Christine Hurley, Assistant County Administrator/Growth Management Division Director
- ▶ Kevin Wilson, Assistant County Administrator/Public Works Division Director
- ▶ Charles Pattison, Executive Director, Monroe County Land Authority
- ▶ Roman Gastesi, County Administrator

Member Discussion

▶ Questions and Answers

Appendix



What changed as a result of DKCB?

- ▶ One New Board, Single insurance and annual filing expense
- ▶ Duck Key Community Benefit, Inc is the new legal entity but retained the DKPOA name
- ▶ 501c3 corp. EIN 47-3292711
- ▶ Contributions considered charitable (CPA advice on individual impact of new tax laws highly recommended)
- ▶ Members may contribute to the DKCB and/or the DKPOA. DKCB-directed contributions will go towards maintenance dredging. DKPOA-directed contributions will go towards beautification and other community services.
- ▶ Funding, banking and reporting for dredging will remain separate from all other projects
- ▶ Effective date Jan 1, 2018