



DKPOA Annual General Meeting 1/23/2021

DKCB dba DKPOA 501c3 corp. EIN 47-3292711

Welcome Our New 2020 DKPOA Members

- ▶ Tom Hamami & Patricia Arcoleo
- ▶ Rob & Terri Asner
- ▶ Lisa & Richard Benn
- ▶ Mindee & Adam Besnard
- ▶ Scott & Laurie Keiling
- ▶ Jacqueline Lafever
- ▶ Debbie & John Roberts
- ▶ Cathy & Tom Scholl
- ▶ Jill & Jamie Thornton

2020 DKPOA Volunteer Recognition

- ▶ Jo Ann Orr for her daily accounting and membership work
- ▶ Chris Lancaster for maintaining our Facebook and NextDoor communications
- ▶ Bridge Replacement Committee - John Wolfe (chair), Rick Sherman, Fritz Anderson, Michael Solomon, Bill Murphy, Joe Slama, and Dennis Peters

Agenda

- ▶ Welcome and process for Zoom
- ▶ Agenda and Minutes Approval, Ratify New Board **VOTE**
- ▶ President's 2020 report
- ▶ 2020 Treasurer's Report **VOTE**
- ▶ 2021 Budget DKPOA **VOTE**
- ▶ 2020 Membership Report 2021 Survey Results
- ▶ 2021 Goals - clean up, beautification
- ▶ 2021 Break Water update
- ▶ Duck Key Bridge replacement
- ▶ David Rice and County Officials Update
- ▶ General Questions and Additional Discussions
- ▶ Adjourn.

1:00pm All
1:15pm Ron
1:25pm Ron
1:35pm Jan
1:40pm Jan
1:45pm Chris
1:50pm Barbara
1:55pm John S
2:00pm John W
2:05pm David R
2:45pm All
3:00pm

2020 AGM Minutes Approval and Board Ratification

- ▶ Motion to approve 2019 AGM Minutes of 2/1/2020
- ▶ Proposed 2021 Board Composition
 - ▶ Jan Anderson 1st Term Elected 2/1/2020
 - ▶ Barbara McKinney 1st Term Elected 1/28/2018
 - ▶ Ron Oestreicher 1st Term Elected 1/28/2018
 - ▶ John Schwarz 3rd Term Elected 2/16/2014
 - ▶ Ellen Tanis 1st Term Elected 1/28/2018
 - ▶ Christine Waddill 1st Term Elected 1/28/2018
 - ▶ John Wolfe 1st Term Elected 1/27/2019
- ▶ Two new Directors were added during 2020. Michael Solomon and Karen White replacing David Williamson and an open position. To be ratified today
- ▶ Motion to ratify the Board
- ▶ New Officers to be elected at first Board Meeting following AGM per By Laws

President's Report on Progress in 2020

- ▶ Added rock borders to all tree plantings
- ▶ Conducted Island-wide clean-up day on March 14, 2020
- ▶ Launched new DKPOA Website now accepting all credit and debit cards
<https://duckkeypoa.squarespace.com>
- ▶ Held numerous meetings and discussions with County officials on illegal rentals, county owned lots, unmaintained lots and other services to Duck Key residents
- ▶ Landscaped and maintained gardens, lift stations performed throughout the year
- ▶ Delivered welcome baskets to all new Duck Key neighbors
- ▶ Provided input on new bridge plans
- ▶ Issued DKPOA 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

2020 DKPOA Treasurer's Report

- ▶ 2020 Annual donations @ \$200 per home, \$250 Multi Properties and \$100 per lot plus \$11,085 of additional gifts and interest income
 - ▶ **\$56,944 in Total Revenue**
- ▶ 2020 Annual expenses for Beautification, Welcome and Capital Projects
 - ▶ **\$40,099 in Total Expense** (\$32,782 was beautification expense)
- ▶ 2020 Year End current cash assets
 - ▶ **\$73,525 in checking and savings accounts**
including \$34,960 of 2021 Membership paid in Dec 2020
- ▶ Motion to approve the Treasurer's Report **VOTE Required**

2021 DKPOA Budget

▶ Revenue	\$59,810	
▶ Membership Donations (250 member goal)		\$48,750
▶ Other Donations + Interest		\$11,060
▶ Expenses	\$59,810	
▶ Beautification		\$48,000
▶ Communication and Welcome Packages		\$4,850
▶ Admin		\$4,960
▶ Capital Expense Tom's Harbour Buoys		\$2,000
▶ Motion to approve the DKPOA Budget	Vote Required	

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

2020 DKPOA Membership Results

- 659 Total Properties in Duck Key, Monroe County now owns 103 of these properties

- DKPOA had 233 paid memberships in 2020, 186 single home owners, 25 lot owners and 22 multi property owners

- 2021 - 170 paid membership as of 1/22/2021

- ❖ Property info provided 11/12/2020 by Monroe County Property Appraiser
 - ❖ 2019 Membership was 244 total 210 homes and 34 lots
 - ❖ 2018 Membership was 216 total 187 homes and 29 lots
 - ❖ 2017 Membership was 208 total 177 homes and 31 lots
 - ❖ 2016 Membership was 203 total 184 homes and 19 lots

2021 Survey Results as of 1/19/2021

For DKPOA Beautification	Ranked 1	Ranked 2	Ranked 3	Check Only	TOTAL	%
Continue landscape beautification throughout Duck Key	19	16	22	13	70	20%
Enforcement of maintenance Codes on unimproved lots	12	16	14	13	55	15%
Enforcement of vacation rental regulations	18	16	9	11	54	15%
Enforcement of New Construction Site Clean Up / Waste Rules	7	15	11	11	44	12%
Enhance Street and Stop Sign Sign Post	1	3	6	6	4	1%
Establish committee to develop plans for needed breakwater repairs	2	6	7	10	25	7%
Continue the Bridge reconstruction committee working with Monroe county	37	18	13	13	81	23%
Continue annual island clean up days	1	5	9	9	24	7%
Total					357	100%

Top ranked 23% Continue Bridge Committee

Second Ranked 20% Continue Landscape Beautification

Third Ranked 15% each Maintenance and Vacation Rentals Code Enforcement

2021 Goals DKPOA

- ▶ Beautification
 - ▶ Organize a clean-up day - March 13, 2021
 - ▶ Continue Beautification Landscaping e.g., New Plantings, Rock Borders, Signage
 - ▶ Work with County to address code violations on unimproved lots
 - ▶ Continue to maintain existing welcome and lift station gardens
- ▶ Other key work:
 - ▶ Work with County on Bridge replacement plans
 - ▶ Review 2021 survey results and develop action plan
 - ▶ Grow DKPOA Membership by 10+ percent
 - ▶ Continue to enhance our new website
 - ▶ Investigate breakwater repairs and improvement options

What Do We Ask Our Members For?

- ▶ Take interest in the community
- ▶ Volunteer to serve on a committee: beautification, clean-up, bridge replacement - We need help.
- ▶ Be generous in your contribution of money. There is a lot of work to do!
- ▶ Engage in a dialogue with us - 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>

2021 Break Water Update

- ▶ The east and south breakwater has been severely damaged by Irma
- ▶ There are several breaches and the height of the wall was reduced
- ▶ The cost estimate to repair the wall is \$1.2 - \$2.0 million. At this point, there is no public source of money to pay for the repair
- ▶ The County has added this project to their approved list, but it may be many years, if ever, before the project gets funded
- ▶ In the meantime, about 100 Island properties on Yacht Club and Plantation Islands are directly exposed to wave action and surges should there be another big storm
- ▶ Is there interest in creating a DKPOA project to look into alternate source of funding and to raise money privately from residents?

Duck Key Bridge Replacement

- ▶ Bridge Replacement Committee - John Wolfe (chair), Rick Sherman, Fritz Anderson, Michael Solomon, Bill Murphy, Joe Slama, and Dennis Peters
- ▶ Monroe County public meetings were held 3/2017, 1/2020, 1/2021
- ▶ DKPOA Bridge Committee held numerous meeting with the county during design phases and brought forward all concerns raised by Duck Key residents so they were incorporated into the design
- ▶ American Empire Builders was awarded the Bimini Bridge bid for \$3,190,000 It does not include the proposed temporary bridge installation work or the proposed strengthening of the Harbor and Seaview Bridges.
- ▶ Water, Sewer, Cable and Electric utilities will be sub acquis. Final engineering design still in progress
- ▶ Bimini bridge work will start Jan. 27,2021 with removal of landscape in the right of ways

Welcome Our Monroe County Officials

- ▶ Commissioner David Rice, BOCC District 4
- ▶ Kevin Wilson, Assistant County Administrator
- ▶ Judy Clarke, Director of Engineering
- ▶ Cheryl Sullivan, Director of Solid Waste
- ▶ Emily Schemper, Sr. Director of Planning and Environmental Resources
- ▶ Cynthia McPherson, Director of Code Compliance

Member Discussion

- ▶ Questions and Answers - We will start with all questions submitted in advance. If there is time we will use the chat function on Zoom to take additional questions.

Appendix





DKPOA 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.



DKPOA 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.