

# **Duck Key Property Owners Association**

## **2021 Annual General Meeting Minutes 2/6/22**

Ron Oestreicher opened the meeting at 1:08 p.m. He thanked all members and additionally the 41 new families that joined DKPOA in 2021. Ron also thanked members who gave additional donations to DKPOA.

### **Recognition of Volunteers:**

Jo Ann Orr for her daily accounting and membership work

Chris Lancaster for maintaining our Facebook and Nextdoor communications

Bridge committee – John Wolfe, Rick Sherman, Fritz Anderson, Michael Solomon, Bill Murphy,

Joe Slama and Dennis Peters for working endless hours with the county and residents to support the bridge effort and challenging the county on the design, timeframe and construction.

### **Agenda**

Ron reviewed the agenda and noted that the minutes and board ratification would be voted on.

Motion to approve the 2020 minutes. 1<sup>st</sup>, Sylvia Hernandez. 2<sup>nd</sup> Dave Williamson. All approved.

Proposed 2022 board for DKPOA:

- Jan Anderson
- Barbara McKinney
- Ron Oestreicher
- John Schwarz
- Michael Solomon
- Ellen Tanis
- Karen White
- John Wolfe

One open Board position to replace Chris Waddill. Jim Bicknell was nominated.

Motion to accept the board. 1<sup>st</sup> Dave Williamson. 2<sup>nd</sup> Reginal Washington.

New officers will be elected at first Board Meeting following AGM per By Laws.

## **President's Report**

Ron Oestreicher reviewed the 2021 accomplishments:

- Beautification continues to be DKPOA's main focus
- 2021 was a challenging year due to the bridge construction
- Conducted Island Clean-up Day on March 13,2021
- Held numerous meetings with Monroe County officials on the replacement of the Duck Key bridges and the repeated delays in construction timelines
- Held numerous meetings with Monroe County officials on the waste collection site on Center Island
- Maintained and updated DKPOA website now accepting all credit and debit cards  
<http://duckkeypoa.com>
- Held numerous meetings and discussions with County officials on illegal rentals ,county owned lots, unmaintained lots and other services to Duck Key residents
- Discussed with County officials the need to repair the Duck Key breakwater
- Landscaped and maintained gardens, lift stations performed throughout the year
- Delivered welcome baskets to all new Duck Key neighbors
- Issued DKPOA ID cards for members that have these discounts :  
Hawks Cay – 12% food and beverage at Angler and Ale and new lobby restaurants  
Hawks Cay – 12% at the Calm Waters Spa  
Hawks Cay - \$10 in/out ramp fee  
DK Style Hut KCB – 10% discount

## **2021 DKPOA Treasurer's Report**

Ron presented 2021 financial results

\$60,896 in Total Revenue

\$25,418 in Total Expense (\$18,747 was beautification expense)

\$101,102 in 2021 Year End current cash assets(includes \$27,750 2022 memberships paid in Dec. 2021 and \$25,000 emergency reserve)

Motion to approve. 1<sup>st</sup> by Rick Sherman, 2<sup>nd</sup> by Bill Murphy

## **2022 DKPOA Budget**

Ron presented the 2022 budget plan of \$65,010 in revenue and \$64,650 in expenses.

DKPOA maintains \$25,000 cash reserve for emergency expenses

Motion to approve 2022 budget. 1<sup>st</sup> by Kevin White, 2<sup>nd</sup> by Jay Salinger

## **2021 Membership Results**

Barbara McKinney presented 2021 membership and survey results

## 2021 Membership Results

- 659 total properties in Duck Key. Monroe County owns 103 of the properties.
- DKPOA had 241 members in 2021. 198 single home owners, 22 lot owners, and 22 multi-property owners.
- 2022 – 181 paid members as of 2/5/2022

## 2021 Survey Results

- 18% continue landscape beautification
- 16% continue Bridge Committee to work with Monroe County
- 16% maintenance of empty lots
- 14% Vacation Rental Code Enforcement

## 2022 DKPOA GOALS

- Organize a clean-up day – March 2022
- Continue Beautification Landscaping, being mindful of the bridge work disruption
- Work with county to address code violations on unimproved lots
- Continue to maintain existing welcome and lift station gardens
- Work with County on bridge replacement project and construction progress (Escalate community concerns to the County)
- Review 2022 survey results and develop action plan
- Grow DKPOA membership by +10%
- Continue to enhance our new website
- Continue to investigate breakwater repair and improvement financing options

## What do we ask our DKPOA members to do?

- Take interest in our community
- Volunteer to serve on a committee- beautification, clean-up, bridge replacement
- Be generous in your donations! There is a lot of work to do
- What is important to you? Engage in a dialogue with us
- Let DKPOA 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>

## 2022 Breakwater Update

John Schwarz presented an update on the breakwater

- The east and south breakwater has been severely damaged by Irma. It's not just protecting the homes facing the ocean, it's protecting the homes also that are inland.
- There are several breaches and the height of the wall was reduced

- About 100 properties on Yacht Club and Plantation Island are directly exposed to wave action and surges
- The cost estimate to repair the wall is almost \$3.0 million
- Working with the county to try to find funds to repair the breakwater. There is a series of coastal resiliency programs which we hope to get approved for.
- The county has added this project to their future plans, but so far it hasn't made the list of funded projects
- David Rice commented that we shouldn't start spending the federal infrastructure money yet. We are still a long way from seeing that money coming into our local communities. Grant money has come in to the Keys, but only for low-income areas.
- Roman did say that when we can apply for the federal money, we then need to start writing letters and emails to our representatives to do the right thing.

### **Duck Key Bridge Replacement**

- DKPOA Bridge Replacement Committee – John Wolfe (chair), Rick Sherman, Fritz Anderson, Michael Solomon, Bill Murphy, Joe Slama and Dennis Peters
- Bridge Committee engaged County during design phases and brought forward concerns raised by Duck Key residents which were incorporated into the design
- Bimini bridge work commenced late January, 2021. Completion is now delayed until February, 2023. 2-3 months lost due to having to strengthen the bridge prior to start of the replacement work and 2-3 months lost due to FKAA not completing their work in a timely manner.
- Completed south lane of Bimini Bridge scheduled to open June, 2022
- Significant structural issues on Harbour and Seaview bridges delayed completion of strengthening. Both lanes of Seaview opened in December and Harbour will reopen soon.
- Design and permitting progressing on Harbour and Seaview. FKAA will commence subaqueous work in February. Replacement work on Harbour and Seaview bridges will commence shortly after completion of Bimini Bridge and anticipated to proceed more quickly than Bimini with subaqueous work completed ahead of time.
- John Schwarz mentioned to the county that AEB, the construction company, leave a lot of debris on the roadside.

### **Monroe County Officials**

- David Rice, Mayor and our commissioner for Duck Key
- Roman Gastesi, County Administrator
- Kevin Wilson, Assistant County Administrator (on zoom)
- Bob Shillinger, County Attorney
- Judith Clarke, Director Engineering Services (on zoom)
- Cynthia McPherson, Director of Code Compliance
- Jim Molenaar, Assistant County Attorney

Questions to Monroe County:

### Bridge Replacement Projects

1. The Bimini Bridge was to be completed in June of 2022 and now we are being told it will be February 2023. Why has there not been an action plan implemented to get the project back on track?

**Answer:** Phase 1 will be completed in June. Concrete walls will be completed in mid-March. The south lane of the bridge will be open in mid-June. They will then shift to the north lane. The scheduled date for 100% completion of this bridge is February, 10, 2023.

2. The Harbour bridge has been delayed 6 months and is still not open. Why? AEB seems to only work 4 days a week. Most Fridays there is no one working. Seems to be an easy solution to getting the project achieving their projected timeline.

**Answer:** Harbour temporary strengthening project is almost complete. The contractor finished the wooden deck. They'll be installing railings the week of the 7<sup>th</sup>, then will switch traffic to the west lane. Both lanes will be open on Monday, February 14<sup>th</sup>, 2022.

As far as Judith knows, the workers work on Fridays. Sometimes the cure times are over the weekends. The contractor gets paid for the work done, not time. A resident talked with the bridge guys and the head guy says that their help doesn't show up.

3. Have the Seaview and Harbour Bridge designs been completed? If so, when will they be sent for bid and what is their projected completion date? If not, why not?

**Answer:** The engineering design and permitting has been underway for a while. The County will get the draft plans on April 21 and the consultant will give the County final plans May 12, 2022. All permits are in for both bridges and then the County will advertise for bids. The plan is to have both bridges built simultaneously. Bid August, 2022 and contract award November to December of 2022. Begin construction February of 2023. Construction timeline for both bridges is 15-18 months.

4. What is the timeline for the Truman bridge? There has been no discussion of replacing that bridge. Is this another surprise coming to Duck Key in the coming year or two?

**Answer:** Last inspection for Truman was in March of 2020. The ratings are good. No plan as of now to replace it. But the concern is what happened with the other 3 bridges. The next inspection is March of 2022. DOT inspects the bridges and alternate their contracts every 2

years, so there will be different companies inspecting the bridges. Judith will ask DOT to see if they can inspect Truman bridge more frequently. Toms Harbour Channel bridge will also need repairs.

**Resident question** – There are 16 contiguous property owners along the bridges. How does someone submit a claim from damage that was caused by the contractor?

**Answer:** If there is damage to someone's property caused by the contractor, send an email to Judith and the contractor will repair the damage. It is part of their contract.

**Resident question** – What percentage of the Bimini bridge would you consider to be completed at this point? The 3 piles that were driven at Bimini bridge. Are they going to cut them off or are they going to have to re-drive them?

**Answer:** About 30%. The surveyor was coming out but Judith did not know at this point about the 3 pilings.

### **Topic Flooding**

1. When will the flooding on Harbour Drive be addressed? At one point, we heard the county was going to have swales installed to get the water off the roads in heavy rains. Is that going to happen?

**Answer:** In the area where the flooding is, there are paver driveways, planters and a lot of impervious areas. There isn't an area to put in swales. The solution is to have a storm water collection system. Ron suggested in the short term that the only way the water will get off the road is to put swales in along the right of way.

2. Has there been emergency funding allocated to repair the Duck Key break wall that was damaged in Irma?

**Answer:** There are Federal and State sources of funds that cover coastal resiliency and flooding. The Federal funds are targeted at low-income communities. Duck Key doesn't qualify as a low-income community. The State funds require that the County deliver 50% of the required funds to cover the project. The County currently does not include repairs to jetties on its approved list of projects. So, at this time, there is no known source of public funds to address this problem.

### **Code Enforcement**

1. When will code enforcement take concrete steps to stop the illegal vacation rentals and the illegal rentals of single-family homes that are being rented out as duplex and triplex properties?  
Example...132 N Indies Dr has advertised they were renting three separate units in a single-family home and has been doing it for years.

**Answer:** In 2017, the commission got approval to buy software. Using this software, they opened 627 vacation rental cases. Through 2020, there are now 8 unresolved. 2 of those are on Duck Key. The example above is going to special magistrate hearing in February for collections. It will be with the county attorney by April.

2. What steps are being taken to control the unimproved lots of maintenance and the overgrown growth on those lots?

**Answer:** Just recently got a new inspector, Andres Garcia, for Duck Key. You will see improvement especially with our new liaison, Jim McNell.

3. Why has the abandoned unsafe house at 322 E. Seaview Dr. been allowed to remain in place with no action taken to have it demolished.

**Answer:** In foreclosure and now owned by HUD. They are moving that toward demolition.

4. Have code compliance complaints decreased since they cannot be anonymous anymore.

**Answer:** The average was between 70 – 75 cases per month. It is now about ½ that.

5. How many code compliance complaints have there been on Duck Key over the last two years? What is the status of those complaints?

**Answer:** The total is 82 cases. There are 16 open cases right now.

### **Trauma Star Landing**

1. Today there is not a landing pad for Trauma Star to land on Duck Key adding to critical time frames for emergency evacuations from Duck Key. With the high population on Duck Key, does the county have any plans to add a landing pad for Trauma Star on Duck Key?

**Answer:** There are 2 landing sites very close to Duck Key so it probably doesn't justify the expense. The sheriff doesn't think its warranted because the time savings is so small and he anticipates that shortly after the pad is put in, they would be inundated with noise complaints.

### **Road Repairs**

1. Why do the repairs on our roads cut by new home construction take so long to get fixed?

**Answer:** There is only one asphalt company in Monroe County. They wait until there are a number of cuts in the road before they come out and fix them. Contractors and utilities are responsible for those cuts. We are constantly following up on the contractors. Let us know if you see something that we need to follow up on.

2. When will the roads in Duck Key get repaved? Many areas are breaking apart.

**Answer:** No answer was given

### **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.

Ron thanked the County and all residents that came to the meeting. The minutes will be approved by the new board at the February 2022 meeting and the final draft minutes will be posted on the website. They will be presented for membership approval at the next AGM meeting in early 2023.

Meeting adjourned at 3:12 p.m.

Ron Oestreicher, President \_\_\_\_\_

Karen White, Secretary \_\_\_\_\_

Jan Anderson, Treasurer \_\_\_\_\_



