



DKPOA Annual General Meeting

2/6/2022

DKCB dba DKPOA 501c3 corp. EIN 47-3292711

Welcome To Our New 2021 DKPOA Members

41 New Families joined DKPOA in 2021

Abner, Tim and Susan

Benn, Richard and Lisa

Bley, Erich and Marlis

Chopski, Joe and Joyce

Cox, David and Angela

Feinberg, David

Jabbar, Charley and Migdalia Gil

Lima, Angela

McCarty, Danay

Rees, Michael and Lynn Propper

Sanchez, Rebeca

Slomski, Signe and Carl Sehnitter

Washington, Regynald

Yellin, Jason and Brandi

Arena, Anthony and Karen

Besnard, Adam and Mindee

Bleything, Tim

Coleman, Mike and Missy

Crawford, Katherine

Galli, Ed and Peggy

Jablonski, Michael and Mary

Lopez, Jorge and Melissa

Mills, Rich and Demi

Roberts, John and Debbie

Scholl, Tom and Cathy

Thornton, Jamie and Jill

Womack, Larry and Charlott

Zubero, Angel

Asner, Rob

Bingham, Tracy

Chavez, Humberto

Constantine, Andrew

Evans, Sheldon and Ellen

Hinman, Roger and Dawnanne

Jackson

Martinez, Jorge and Marta

Peterson, Paul and Karen

Powell, William and Alice

Singleton, Joe and Laura

Wagner, Harry and Sharon

Womble, Terry and Kimberly

2021 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
- ▶ Agenda and Minutes Approval, Ratify New Board **VOTE**
- ▶ President's 2021 report
- ▶ 2021 Treasurer's Report **VOTE**
- ▶ 2022 Budget DKPOA **VOTE**
- ▶ 2021 Membership Report 2021 Survey Results
- ▶ 2022 Goals - Clean up day, Beautification
- ▶ 2022 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 Ron for Jan
1:40pm Ron for Jan
1:45pm Barbara
1:50pm Barbara
1:55pm John S
2:00pm Ron for John W
2:05pm David R
2:45pm All
3:00pm

2020 AGM Minutes Approval and 2022 Board Ratification

- ▶ Motion to approve 2020 AGM Minutes of 1/23/2021
- ▶ Proposed 2022 Board Composition
 - ▶ Jan Anderson 1st Term Elected 2/1/2020
 - ▶ Barbara McKinney 2nd Term Elected 1/28/2018
 - ▶ Ron Oestreicher 2nd Term Elected 1/28/2018
 - ▶ John Schwarz 3rd Term Elected 2/16/2014
 - ▶ Michael Solomon 1st Term Elected 1/23/2021
 - ▶ Ellen Tanis 2nd Term Elected 1/28/2018
 - ▶ Karen White 1st Term Elected 1/23/2021
 - ▶ John Wolfe 1st Term Elected 1/27/2019
- ▶ One Open Board Position to replace Chris Waddill, James Bicknell nominated
- ▶ 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 2021

- ▶ Conducted Island-wide 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
<https://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 (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

2021 DKPOA Treasurer's Report

- ▶ 2021 Annual donations @ \$200 per home, \$250 Multi Properties and \$100 per lot plus \$13,460 of additional gifts plus interest income
 - ▶ **\$60,896 in Total Revenue**
- ▶ 2021 Annual expenses for Beautification, Welcome Gifts and Capital Projects, Administration and Member Communications
 - ▶ **\$25,418 in Total Expense** (\$18,747 was beautification expense)
- ▶ 2021 Year End current cash assets
 - ▶ **\$101,102 in checking and savings accounts**
(including \$27,750 of 2022 Membership paid in Dec 2021 and \$25,000 emergency reserve)
- ▶ Motion to approve the Treasurer's Report **VOTE Required**

2022 DKPOA Budget

▶ Revenue	\$65,010	
▶ Membership Donations <small>(266 member goal)</small>		\$52,450
▶ Other Donations + Interest		\$12,560
▶ Expenses	\$64,650	
▶ Beautification		\$48,000
▶ Communication, Web and Welcome Packages		\$12,000
▶ Admin		\$3,650
▶ Capital Expense Tom's Harbour Buoys		\$1,000
▶ Motion to approve the DKPOA Budget	Vote Required	

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

2021 DKPOA Membership Results

- 659 Total Properties in Duck Key, Monroe County now owns 103 of these properties
- DKPOA had 241 paid memberships in 2021, 198 single home owners, 22 lot owners and 22 multi property owners
- 2022 - 181 paid membership as of 2/5/2022

❖ Property info provided 12/3/2021 by Monroe County Property Appraiser

- ❖ 2020 Membership was 233 total 208 homes and 25 lots
- ❖ 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

❖

2022 DKPOA Survey Results as of 1/31/2022

2022 DKPOA Surveys	#1	#2	#3	Check	Total	%
Continue landscape beautification throughout Duck Key	26	15	12	9	62	18%
Enforcement of maintenance code on unimproved lots	16	17	11	11	55	16%
Enforcement of vacation rental regulations	17	13	7	11	48	14%
Enforcement of new construction sites clean up/waste rules	3	14	17	9	43	13%
Enhance street and stop sign post to match Duck Key street signs		6	10	6	22	7%
Establish committee to develop plans for needed break water repairs	7	8	6	6	27	8%
Continue the bridge reconstruction committee working with Monroe County	22	11	10	11	54	16%
Continue annual island clean-up days	1	6	14	4	25	7%
TOTAL	92	90	87	67	336	100%

Top ranked 18% Continue Landscape Beautification

Second ranked 16% Continue Bridge Committee

Third ranked 16% Maintenance empty lots

Forth ranked 14% Vacation Rental Code Enforcement

2022 Goals DKPOA

▶ Beautification

- ▶ Organize a clean-up day - March 2022
- ▶ Continue Beautification Landscaping, being mindful of Bridge work disruption
- ▶ 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 project and construction progress
 - ▶ Escalate community concerns to the County
- ▶ Review 2022 survey results and develop action plan
- ▶ Grow DKPOA Membership by 10+ percent
- ▶ Continue to enhance our new website
- ▶ Continue to investigate breakwater repair and improvement financing 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
- ▶ About 100 Island properties on Yacht Club and Plantation Islands are directly exposed to wave action and surges should there be another big storm
- ▶ The cost estimate to repair the wall is ~\$2.0 million.
- ▶ The County has added this project to their future plans, but so far it hasn't made the list of funded projects

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 design
- ▶ Bimini Bridge work commenced late January, 2021. Originally scheduled for completion in September, 2022, but delayed until February, 2023. 2-3 months lost due to having to strengthen bridge prior to start of replacement work, and 2-3 months lost due to FKAA not completing their work timely
- ▶ Completed south lane of Bimini Bridge scheduled to open June, 2022
- ▶ Significant structural issues discovered on Harbour and Seaview bridges delaying 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.

Welcome Our Monroe County Officials

- ▶ David Rice, Mayor
- ▶ Roman Gastesi, County Administrator
- ▶ Kevin Wilson, Asst County Administrator
- ▶ Bob Shillinger, County Attorney
- ▶ Judith Clarke, Director Engineering Services
- ▶ Cynthia McPherson, Director of Code Compliance
- ▶ Jim Molenaar, Assistant County Attorney

Member Discussion

- ▶ Questions and Answers
- ▶ We will start with all questions submitted in advance.

Submitted Questions

Bridge Replacement Projects

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

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.

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?

4- What is the status of 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?

Topic Flooding

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

2- Has there been emergency funding allocated to repair the Duck Key Breakwall that was severely damaged in Irma?

Submitted Questions continued

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.

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

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.

4- Have code compliance complaints decreased since they can not be anonymous any more?

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

Trama Star Landing

1 Today there is not a landing pad for Trama 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 Trama Star on Duck Key?

Road Repairs

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

2- When will the roads in Duck key get repaved. Many areas are breaking apart

2/6/2022

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.