



# DKPOA Annual General Meeting

## 2/4/2024

Duck Key Community Benefit dba DKPOA 501c3 corp. EIN 47-3292711

# Agenda

- ▶ Lunch
- ▶ Welcome
- ▶ Agenda and Minutes Approval, Ratify New Board **VOTE**
- ▶ President's 2023 report
- ▶ 2023 Treasurer's Report **VOTE**
- ▶ 2024 Budget DKPOA **VOTE**
- ▶ 2023 Membership Report 2023 Survey Results
- ▶ 2024 Goals - Clean up day, Beautification
- ▶ 2024 Break Water update
- ▶ Duck Key Bridge Committee Update
- ▶ David Rice and County Officials Update
- ▶ General Questions and Additional Discussions
- ▶ Adjourn. Wine and Beer Social

12:00 to 1:00pm All  
1:00pm Ron  
1:10pm Ron  
1:20pm Ron  
1:30pm Jan  
1:35pm Jan  
1:40pm Barbara  
1:45pm Barbara  
1:50pm John S  
1:55pm Ron  
2:05pm David Rice  
2:45pm All  
3:00- 5:00 pm

# Welcome To Our New 2023 DKPOA Members

## 20 New Families joined DKPOA in 2023

- ▶ 1. Dave and Sue Bartlett
- ▶ 2. James Cantore
- ▶ 3. Vincent Gross and Sharon Newcomb
- ▶ 4. Andrew Kobosko
- ▶ 5. Agustin Matson
- ▶ 6. Michael McGovern
- ▶ 7. Tim and Tina Niles
- ▶ 8. Colin Olson
- ▶ 9. Rick and Vicki Pantano
- ▶ 10. Jonathan Pereira
- ▶ 11. John Roque
- ▶ 12. David Schlenke
- ▶ 13. Susan Smithwick
- ▶ 14. Travis Tomko
- ▶ 15. April Tracy
- ▶ 16. Michael and Sara Tracy
- ▶ 17. Ricardo Valdes
- ▶ 18. Lisa VerMeer
- ▶ 19. Lauren Vidal
- ▶ 20. Javier Vila

# Welcome to Our New 2024 DKPOA Members

## Seven new Families have joined in 2024 to date

Bill Carroll

Ted Dominic

Matthew Eberhart

Michael McGovern

David Orta

Brian Pierce and Lora Kraft

Igor and Danuta Simontchik

# 2023 DKPOA Volunteer Recognition

- ▶ Jo Ann Orr for her 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
- ▶ Rosanne Jeppi for delivering our Welcome Packages to all new Duck Key property owners
- ▶ The DKPOA Board - John Schwarz, Karen White, Jan Anderson, John Wolfe, Jim Bicknell, Barbara McKinney, Josie Vidal

# 2022 AGM Minutes Approval and 2024 Board Ratification

- ▶ Motion to approve 2022 AGM Minutes of 2/5/2023
- ▶ Proposed 2024 Board Composition
  - ▶ Jan Anderson                    2<sup>nd</sup> Term Elected 2/1/2020
  - ▶ Barbara McKinney            2<sup>nd</sup> Term Elected 1/28/2018
  - ▶ Ron Oestreicher              2<sup>nd</sup> Term Elected 1/28/2018
  - ▶ John Schwarz                 3<sup>rd</sup> Term Elected 2/16/2014    Needs AGM Approval Vote to Extend
  - ▶ Karen White                  1<sup>st</sup> Term Elected 1/23/2021
  - ▶ John Wolfe                    2<sup>nd</sup> Term Elected 1/27/2019
  - ▶ James Bicknell               1<sup>st</sup> Term Elected 2/6/2022
- ▶ Josie Vidal nominated by the board to be elected today. One Open Board Position to replace Ellen Tanis
- ▶ Board Director nominations from the floor?
- ▶ Motion to ratify the Board
- ▶ New Officers to be elected at first Board Meeting following AGM per By Laws

# AGM Vote to Extend John Schwarz's term on the board

- ▶ The DKPOA by-laws stipulate that directors may serve 3 terms of 3 years. Directors get nominated by the Board and ratified by the AGM annually.
- ▶ John's 3rd term ends at the 2024 AGM.
- ▶ John is driving an important project to oversee the repairs to the breakwater seawall and our water quality project. The Board has attempted to recruit a replacement director; however, no one has been found to date.
- ▶ John has submitted his resignation as required by the by-laws, but is willing to continue to serve until a suitable replacement is found.
- ▶ The Board requests the AGM to ratify John's extension, subject to a review at the next AGM in 2025. **VOTE**

# Presidents Report on Progress in 2023

- ▶ Held repeated meetings with Monroe County officials on the replacement of the Duck Key Bridges and the endless delays in construction timelines. Presented and gained County approval to landscape the Bimini Bridge
- ▶ Held meetings with County officials on the need to fund the repair of the Duck Key breakwater and secured a **\$3.2 million dollar state grant** to do the work
- ▶ Added **45** additional Street Signs throughout Duck Key
- ▶ Replaced **4** missing Buoys in Tom's Harbour
- ▶ Held meetings with County officials to oppose all Road Abandonment Applications in Duck Key and drove a community campaign to gather support
- ▶ Held meetings and discussions with County officials on illegal rentals, county owned lots, unmaintained lots, and other compliance issues on Duck Key
- ▶ Maintained and updated DKPOA Website, which now accepts all credit and debit cards [duckkeypoa.com](https://duckkeypoa.com)
- ▶ Attended multiple BOCC meetings trying to identify a lot for a DKPOA Dog Park (Project Abandoned)
- ▶ Landscaped and maintained gardens and lift stations throughout the year
- ▶ Welcomed new neighbors to Duck Key with Welcome Gift baskets
- ▶ Conducted Island-wide clean-up day on March 25, 2023
- ▶ Issued DKPOA ID cards (with merchant discounts) to 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

# 2023 DKPOA Treasurer's Report

## 2023 Financial Results

### Statement of Activity (i.e., Income Statement)

Revenues:	\$63,348
Expenses:	<u>41,822</u>
Balance	<u>\$21,526</u>

#### Notes:

- ▶ Revenues include fees from homeowners, lot owners (single & multiple), gifts to DKPOA, logo items, and interest income
- ▶ Expenses were significantly less than budgeted due to delays in the completion of the Bimini bridge. (The 2023 approved budget assumed we would have a \$24,872 deficit.)
- ▶ Key expenses were for Beautification, Capital Expenditures (new buoys and street signs), & Welcome Gift baskets

# 2023 DKPOA Treasurer's Report

## 2023 Financial Results

### Statement of Financial Position (i.e., Balance Sheet)

Assets	\$180,362
Liabilities	50,735
Net Assets (i.e., Owner's Equity)	\$129,627

#### Notes:

- ▶ Assets include \$25,000 emergency reserve (required by our covenants) and \$25,000 beautification reserve, which was put aside since DKPOA spent less in this area in 2023 than budgeted
- ▶ Liabilities include \$43,100 prepaid dues. (Will be moved to revenue column in the January financial statements.)

Motion to approve the Treasurer's Report **VOTE Required**

# 2024 DKPOA Budget

## Proposed Budget for 2024

Revenues:                 \$ 79,040

Expenses:                 138,890

Balance (Net Loss): **-\$59,850**

### Notes:

- ▶ Forecast a deficit since we propose to use funds on bridge-area landscaping that we have allocated from last year and this year. (Assumes Seaview Bridge is completed in September.) Would still leave DKPOA with a healthy balance sheet.
- ▶ Assumes 293 members and approximately \$13,000 in additional donations (gifts) and interest income
- ▶ Proposed expenses include \$85,800 for bridge areas and \$24,000 in other beautification; \$12,500 for events, and welcome packages; \$6,000 for capital expenses; & ~\$7,300 in admin expenses (e.g., accounting, tax, insurance, postage, & website)
- ▶ Motion to approve the Budget - **VOTE Required**

# 2023 DKPOA Membership Results

- ▶ 658 Total Properties in Duck Key, Monroe County now owns 102 of these properties
- ▶ DKPOA had 284 paid property memberships in 2023, 191 single home owners, 16 lot owners and 34 multi property owners representing 79 properties
- ▶ 82 members donated \$13,060 in Beautification Gifts
- ▶ 2024 - **215** paid membership as of 2/1/2024

Property info provided 11/8/2023 by Monroe County Property Appraiser

2023 DKPOA Membership was 284 total  
2022 DKPOA Membership was 281 total  
2021 DKPOA Membership was 242 total  
2020 DKPOA Membership was 233 total

2019 DKPOA Membership was 244 total  
2018 DKPOA Membership was 216 total  
2017 DKPOA Membership was 208 total  
2016 DKPOA Membership was 203 total

# 2024 DKPOA Survey Results as of 2/1/24

## 2024 Duck Key Surveys

	#1	#2	#3	Checkmark	TOTAL	
Continue landscape beautification throughout Duck Key	28	15	19	4	66	21%
Landscape right of ways next to all three new bridges	5	14	6	1	26	8%
Enforcement of vacation rental regulations	21	16	6	3	46	14%
Enforcement of new construction sites clean up/waste rules	6	11	11	1	29	9%
Establish DK Water Quality Committee	8	8	7	4	27	8%
Enforcement of maintenance code on unimproved lots	11	15	11	3	40	12%
Continue bridge reconstruction committee	22	13	13	4	52	16%
Continue annual DK clean up day	1		14		15	5%
Continue to maintain Tom's Harbour No Wake/Slow Speed Buoys	1	9	7	3	20	6%
	103	101	94	23	0	321 100%

**Top ranked**      21% Continue Landscape Beautification  
**Second ranked**   16% Continue Bridge Committee  
**Third ranked**     14% Vacation Rental Code Enforcement  
**Forth ranked**    12% Code Enforcement empty lots

# Additional Comments on Surveys

- ▶ Maintaining/improving the seawall on the rim canal
- ▶ You're doing a good job! Thanks for all you do!! Maintaining a high standard of excellence across the board!
- ▶ Solution of Harbour Dr. flooding after heavy rain Drive the county for better water/rain run-off management
- ▶ Help bring back blue waters
- ▶ Stop any road closures/privatization Prevention of privatization of public roads
- ▶ Rental regulations are not being enforced Enforcement of existing homes ( some look like Fido's butt) Code enforcement on people who don't maintain their property
- ▶ Community Park/Grassy area/shade trees and bench/playground
- ▶ Address problem of empty garbage cans left outside by homeowners on the public right of ways for days or weeks. It really degrades our beautiful island.
- ▶ Work on restoring a formal HOA and Iguana control
- ▶ Continued use of security company. My neighbor informed me that our lot is used for fishing and trash gets left behind.
- ▶ Enforcement of security throughout Duck Key. Safety is the #1 priority
- ▶ We need automatic gates at entrance to single family homes. If they automatically open they are permitted
- ▶ Entire canals should be no wake zones and posted Need to enforce speeding close to docks - Tom's Harbour
- ▶ Put signage so people stop throwing dog waste in plastic bags in lawn trashcans Poop stations for dogs Plan for dog owners who are not currently picking up pet waste
- ▶ Slowing of drivers on Duck Key Install speed humps on W. Seaview Dr and on W. Seaview Circle
- ▶ Lighting on all streets especially Bimini Drive

# 2024 Goals DKPOA

- ▶ Beautification
  - ▶ Landscaping of Bimini and Seaview Bridges
  - ▶ Work with County on Bridge replacement project
    - ▶ Escalate community concerns to the County
  - ▶ Ensure the BOCC understands Duck Key residents' thoughts on abandoning roads
    - ▶ Over 75 letters have been sent to the Commissioners
    - ▶ Plan to attend BOCC meeting to voice concerns regarding the impact of abandonment on our community
  - ▶ Work with County to address code violations
  - ▶ Support Break Wall repair project with the county
  - ▶ Continue to maintain existing welcome and lift station gardens
  - ▶ Organize events for members to meet and discuss life on Duck Key
  - ▶ Organize a clean-up day - March 23, 2024
- ▶ Other key work:
  - ▶ Review 2024 survey results and develop action plan
  - ▶ Grow DKPOA Membership by 5+ percent
  - ▶ Continue to enhance our new website



# 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 your support.
- ▶ 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 Code Compliance Complaints at [www.monroecounty-fl.gov/forms.aspx?FID=74](http://www.monroecounty-fl.gov/forms.aspx?FID=74)
- ▶ Consider reporting fraudulent rentals to the County Tax Collector's Office fraud hotline at 1-855-422-4540

# 2023 Seawall Update

- ▶ The ocean seawall has been severely damaged by Irma and Ian
- ▶ About 100 properties on Yacht Club and Plantation Islands are now directly exposed to wave surges
- ▶ The County applied for and was successful in qualifying for a State grant of \$3.2m to redress the damage
- ▶ The project includes the refurbishment and re-anchoring of the rock wall, and the planting of additional mangrove and seagrass to create a more resilient structure
- ▶ The project is currently in the planning stage, which will address engineering and environmental questions. The public tender and construction will follow. If anyone is interested in being involved, please contact John S.
- ▶ In the meanwhile, it is essential that seawall-facing owners allow the mangroves and buttonwoods on the barrier to grow to a minimum of 6 feet. **It is the code!!**

# Duck Key Bridge Replacement Committee Report

**DKPOA Bridge Replacement Committee - John Wolfe (chair), Rick Sherman, Fritz Anderson, Michael Solomon, Bill Murphy, Joe Slama, and Dennis Peters**

- ▶ 2023 was another difficult year as the Bridge Committee. We have continually documented the continuing problems involving the bridge construction projects. Lengthy delays in completing the Bimini Bridge and endless construction delays on Seaview Bridges were addressed continually throughout 2023.
- ▶ Bimini Bridge is now substantially complete (Nov 2023) more than a **year later than scheduled** with some items still in progress such as installation of fencing on canal frontage, final striping, restoration of right of way and punch list items. Homeowners damage claims have not been resolved.
- ▶ The county has agreed to allow ROW Florida Keys approved tree and plant landscaping at the Bimini Bridge. We are working with the owners of the neighboring properties who have raised objections.
- ▶ Work has been very limited Seaview Bridge with substantial completion scheduled for July 9, 2024. Construction is significantly behind the contract schedule. This has been repeatedly brought to the County's attention, but the contractor clearly hasn't dedicated the necessary resources to meet the contract schedule. We have now been informed that there are issues between the contractor and its surety company, and the County has issued notice to AEB for failure to meet the contract schedule. We will continue to press for resolution.
- ▶ Construction of Harbour Bridge has also commenced with completion scheduled for March 18, 2025.

# Welcome Our Monroe County Officials

- ▶ David Rice, Commissioner
- ▶ Kevin Wilson, Asst. County Administrator
- ▶ Bob Shillinger, County Attorney
- ▶ Ronda Haag, Chief Resilience Officer
- ▶ Judith Clarke, Chief Engineer
- ▶ Cynthia McPherson, Director of Code Enforcement

# Member Discussion

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

# Submitted Questions and Topics

## **Road Abandonment Application status**

- 1- What is the status of the Melaleuca St. road abandonment application?
- 2- Is the county going to allow it to move forward and do you oppose or support it?

## **Duck Key Breakwall**

- 1- Status and update on the Duck Key Breakwall Project

## **Bridge Updates**

- 1- We need a complete in person update on all three Bridge projects.
- 2- When will the Bimini Bridge really be 100% complete with remediation?
- 3- What is the REAL project timeline for Seaview Bridge?
- 4- What is the REAL project timeline for the Harbour Bridge?

## **Building / Engineering Dept.**

- 1- What is the status of the new Monroe County Permitting system? It is a horror to work with and endless delays for projects.
- 2- What is the action plan to fix the flooding on Harbour Drive?
- 3- What is the status of the ROGO ordinance? Will the 8,000 new permits really happen as the building density continues to increase in Monroe?
- 4- When will the Duck Key roads be repaved? Many are breaking apart.

# 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? When will it be demolished?

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

5- Will the county enforce the rules for not allowing RVs to be connected to the sewer system and people living in them when parked next to a home?

# Submitted Questions continued

## Other questions

- 1- Is there any progress being made on the homeowner/wind insurance crisis?
- 2- What is the status of the Special Hospital taxing assessment?



Thank You for your support of DKPOA !!!!!





# DKPOA Vision

- ▶ Neighbors working together in a voluntary association to improve our community and enhance our property values.
- ▶ **A community** that is considered a desirable and peaceful place in which to live and raise a family or enjoy retirement.



# DKPOA Mission

- ▶ To enhance the quality of life on our island through landscaping of common areas, supporting initiatives that strengthen bonds among residents, maintaining a clean and neat neighborhoods, serving as liaison with Monroe County, and investing in improvements that benefit the greater good.