



DKPOA Annual General Meeting

2/5/2023

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

Welcome To Our New 2022 DKPOA Members

19 New Families joined DKPOA in 2022

Jeff and Lou Ann Augustine

Richard and Andrea Cardone

John Crawford

Gus Deribeaux

Geraldo Diaz

Ray and Mary Dlugos

Jason and Danielle Edwards

Alexander (Sandy) and Amy Jackson

Michael and Joanne McCockle

William Newberg/ Joyce Clark

Lucilio Pereira

Vladmir Garcia and Teresita Perez

Gerardo Perez and Sylvia Perez

Glenn and Cathy Schofield

Justin and Kristy Sifford

Joseph Suarez and Kristy Perez

Brad Hartwell and Liza Wu

Jo Ann Katski

Patrick McLaughlin

2022 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

Agenda

- ▶ Welcome
- ▶ Agenda and Minutes Approval, Ratify New Board **VOTE**
- ▶ President's 2022 report
- ▶ 2022 Treasurer's Report **VOTE**
- ▶ 2023 Budget DKPOA **VOTE**
- ▶ 2022 Membership Report 2022 Survey Results
- ▶ 2023 Goals - Clean up day, Beautification
- ▶ 2023 Break Water update
- ▶ Duck Key Bridge Committee Update
- ▶ David Rice and County Officials Update
- ▶ General Questions and Additional Discussions
- ▶ Adjourn.

1:00pm All
1:10pm Ron
1:20pm Ron
1:30pm Jan
1:35pm Jan
1:40pm Barbara
1:45pm Barbara
1:50pm John S
1:55pm Michael
2:05pm David R
2:45pm All
3:00pm

2021 AGM Minutes Approval and 2023 Board Ratification

- ▶ Motion to approve 2021 AGM Minutes of 2/6/2022
- ▶ Proposed 2023 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
 - ▶ Karen White 1st Term Elected 1/23/2021
 - ▶ John Wolfe 1st Term Elected 1/27/2019
 - ▶ James Bicknell 1st Term Elected 2/6/2022
- ▶ 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

Presidents Report on Progress in 2022

- ▶ Held meetings with Monroe County officials on the replacement of the Duck Key Bridges and the repeated delays in construction timelines
- ▶ Held meetings and discussions with County officials on illegal rentals, county owned lots, unmaintained lots and other compliance issues on Duck Key
- ▶ Held meetings with County officials on the need to fund the repair of the Duck Key breakwater
- ▶ Maintained and Updated DKPOA Website now accepting all credit and debit cards duckkeypoa.com
- ▶ Held meeting with County officials and attended multiple BOCC meetings trying to identify a lot for a DKPOA Dog Park
- ▶ Landscaped and maintained gardens, lift stations performed throughout the year
- ▶ Welcomed new neighbors to Duck Key with welcome baskets
- ▶ Conducted Island-wide clean-up day on March 26,2022
- ▶ Issued DKPOA ID cards (with merchant 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

2022 DKPOA Treasurer's Report

2022 Financial Results

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

Revenues:	\$60,266
Expenses:	<u>24,222</u>
Excess (Net Income)	<u>\$36,044</u>

Notes:

- ▶ Revenues include fees from homeowners, lot owners (single & multiple), gifts to DKPOA, and interest income
- ▶ Expenses were significantly less than budgeted due to delays in the completion of the Bimini bridge
- ▶ Key expenses were for beautification, communications (e.g., postage, printing, and web site), and new buoys for Tom's Harbor
- ▶ Motion to approve the Treasurer's Report **VOTE Required**

2022 DKPOA Treasurer's Report

2022 Financial Results

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

Assets	\$132,001
Liabilities	\$ 23,900
Net Assets (i.e., Owner's Equity)	\$108,101

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 2022 than budgeted
- ▶ Liabilities include \$23,900 prepaid dues that were moved to revenue in January

Motion to approve the Treasurer's Report **VOTE Required** 2/5/2023

2023 DKPOA Budget

Proposed Budget for 2023

Revenues \$63,875

Expenses 88,745

Deficit (Net Loss) (\$24,870)

Notes:

- ▶ Forecasted a deficit since we want to use the funds we have from last year. (Assumes Bimini Bridge is completed in September.)
- ▶ Assumes 253 members and approximately \$14,000 in additional donations (gifts) and interest income
- ▶ Expenses include \$55,200 in beautification; \$27,121 in communications, events, and welcome packages; \$3,424 in administrative (e.g., accounting); and \$3,000 for new buoys

Motion to approve the Budget - **VOTE Required**

2022 DKPOA Membership Results

- 658 Total Properties in Duck Key, Monroe County now owns 102 of these properties
- DKPOA had 281 paid property memberships in 2022, 192 single home owners, 19 lot owners and 29 multi property owners representing 70 properties
- 2023 - **197** paid membership as of 2/4/2023

- ❖ Property info provided 11/28/2022 by Monroe County Property Appraiser
- ❖ 2021 Membership was 242 total 220 homes and 22 lots
- ❖ 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

2023 DKPOA Survey Results as of 2/1/23

2023 Duck Key Surveys as of 2/1/23										#1	#2	#3	Check	Total	Percent
Continue landscape beautification throughout Duck Key										30	16	13	14	73	21%
Enforcement of maintenance code on unimproved lots										7	19	16	9	51	15%
Enforcement of vacation rental regulations										23	10	6	11	50	14%
Enforcement of new construction sites clean up/waste rules										3	9	16	7	35	10%
Enhance street and stop sign post to match Duck Key street signs										1	10	7	4	22	6%
Establish committee to develop plans for needed break water repairs										1	11	4	4	20	6%
Continue the bridge reconstruction committee working with Monroe County										30	10	16	10	66	19%
Purchase a lot from the County for a Dog Park										4		9	6	19	5%
Continue an annual Duck Key Clean Up Day										1	3	7	4	15	4%
TOTAL										100	88	94	69	351	100%

Top ranked 21% Continue Landscape Beautification

Second ranked 19% Continue Bridge Committee

Third ranked 15% Maintenance codes on empty lots

Forth ranked 14% Vacation Rental Code Enforcement

Additional Comments on Surveys

Bridge Comments

Please continue to pressure the county, contractors and all parties involved for this nightmare.

I can't focus on any other task other than getting the bridge work completed!!

I've never witnessed a more incompetent bridge builder and I own a bridge building company. Completely absurd!!!!

Hire a landscaper to inspect a clean the Seaview bridge daily for nails and dangerous debris.

Don't understand the lack of bridge progress and the construction benefit

Work with county to finish all the bridges ASAP

Bridge construction/work before 8 AM - code violations

A path from main entrance to bridge south.

Despicable the time and inconvenience of the first bridge!! Ridiculous!!

Other

The abandoned house on E. Seaview going on for many years with no action taken

2 lots west of 130 Nassau street would be nice to have palm trees and also the 1 lot east

Would love a dog park! Thanks for all you do!!!!

Enforce contractors to make road repairs (properly) when they cut the streets

Eliminate new construction of "bunker style" house. Ugly houses that don't belong in the keys

Storm water remediation on Harbour Drive

Publish a roster of Neighbors/Property owners on Duck Key yearly

Thanks for all your hard work!!!

Purchase a lot from the county for the storage of boat trailers and rv storage

Ensure no privatization of public roads.

Ban gasoline powered leaf blowers!

Code enforcement of single family homes being subdivided into multi family rentals

Security Board Issues

Wedding music emanating from former "tranquility pool" area

Security

Construct gates that go into single family homes to have automatic opening

Security to enforce rental regulations and rental speed limits. i.e. Jamaica St is not the autobahn!!

Enforce "no parking" in culdesac streets

Light on entrance from ocean on channel and repair missing marker post.

Install or repair NO WAKE signs throughout the canals to preserve our waterways and wild life

Enforcement/Continued security presence throughout Duck Key

Install or repair NO WAKE signs throughout the canals to preserve our waterways and wild life

Replace main entrance channel navigation pilings

2023 Goals DKPOA

▶ Beautification

- ▶ Continue Beautification Landscaping, being mindful of Bridge work disruption
- ▶ Work with County on Bridge replacement project and construction progress
 - ▶ Escalate community concerns to the County
- ▶ Work with County to address code violations on unimproved lots
- ▶ Continue to maintain existing welcome and lift station gardens
- ▶ Organize a clean-up day - March 25, 2023

▶ Other key work:

- ▶ Review 2023 survey results and develop action plan
- ▶ Grow DKPOA Membership by 5+ percent
- ▶ Continue to enhance our new website
- ▶ Continue to investigate breakwater 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 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

2022 Break Water Update

- ▶ The ocean breakwater has been severely damaged by Irma and Ian
- ▶ There are several breaches and the height of the wall was reduced
- ▶ About 100 properties on Yacht Club and Plantation Islands are directly exposed to wave surges
- ▶ The County has added this project to their future plans, but has informed us that funding is unlikely
- ▶ We will perform an engineering study to obtain an accurate estimate of costs, timelines and impacts.
- ▶ We are investigating financing alternatives, such as self-funding through donations, or creating a special improvement district on Duck Key
- ▶ In the meanwhile, it is essential that owners allow the mangroves and buttonwoods on the barrier to grow to a minimum of 6'. **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**
- ▶ Bridge Committee continued to engage County officials and Commissioners throughout 2022 as various problems arose during construction including successfully encouraging County to start on Seaview Bridge prior to completion of Bimini Bridge due to lengthy delay in completing Bimini.
- ▶ South lane of Bimini Bridge now finished and open with completion of bridge scheduled for **September 15, 2023**. Substantial delay due to having to strengthen bridge before commencing construction, FKAA not timely completing their work, and engineering problem with one of the six pilings not hitting structure.
- ▶ Work has commenced on Seaview Bridge with completion scheduled for **July 9, 2024**. South lane of bridge will be temporarily widened to accommodate larger vehicles during construction. All utility work has been completed.
- ▶ Engineering for Harbour Bridge is completed and all permits are in place. County will go out to bid in May or June, 2023. Construction will start as soon as Bimini Bridge is finished with completion in 18 months after start.

Welcome Our Monroe County Officials

- ▶ David Rice, Commissioner
- ▶ Roman Gastesi, County Administrator
- ▶ Kevin Wilson, Asst. County Administrator
- ▶ Bob Shillinger, County Attorney
- ▶ Judith Clarke, Chief Engineer
- ▶ Cynthia McPherson, Director of Code Enforcement
- ▶ Emily Schemper, Director Planning Department

Member Discussion

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

Submitted Questions and Topics

Bridge Updates

- 1- We need a complete in person update on all three Bridge projects. Bimini now projected to be complete Sept 2023, 15 month behind original June 2022 date
- 2- What is the project timeline for Seaview? When do we see the design?
- 3- What is the status of the Harbour Bridge design and contracts?
- 4- When will the speed bumps be removed from the bridges?

Arriving Immigrants

- 1- What is the county plan for the immigrates and the abandoned “Vessels”?

Building / Engineering Dept.

- 1- What is the status of the new Monroe County Permitting system? .
- 2- What is the action plan to fix the flooding on Harbour Drive?
- 3- Rumor of 600 high density homes coming to Grassy Key. Is that correct and what is the County doing to ensure we have adequate services to handle the growth and road traffic? What is the status of the ROGO ordnance?

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

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

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?
- 3- Why is Duck Key always left out of state and federal funding request to repair our breakwall and canals? How will the damage from Irma and Ian ever be repaired if we are never a priority for funding?

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





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.