

Duck Key Property Owners Association
2019 Annual General Meeting Minutes 2/1/2020

Minutes recorded by Laurie Oestreicher and John Schwarz

David Williamson opened the meeting at 1:35 p.m. and welcomed all. He thanked all who have been members in the past and all new members for joining.

Motion to approve Agenda; Motion passed

Motion to approve minutes of 2018 DKPOA AGM; Motion passed

Recognition of volunteers:

Joanne Orr, endless hours maintaining our membership and financials

Betsy Lefler, stepping off DKPOA Board

David Williamson, stepping down from being President/Board

Reviewed and discussed the success of the Canal dredging project: It took 5 years to complete and considerable donations from DK residents. Special thanks to John Schwarz for his leadership, commitment and efforts.

Thanked fund raising committee.

Thanked all 87 donors, who contributed \$420,820.

Motion for ratification of 2020 DKPOA Board composition.

Reviewed members, new and existing.

Jan Anderson replacing Betsy Lefler.

Call for other members to be nominated.

Rick Sherman nominated Michael Solomon.

2020 DKCB/DKPOA Board nomination:

- Jan Anderson
- Barb McKinney
- Ron Oestreicher
- John Schwarz
- Mike Solomon
- Ellen Tanis
- Chris Waddill
- John Wolfe

Motion to approve 2020 DKPOA Board; Motion approved.

David Williamson is retiring from the Board. New officers will be elected during the first Board meeting following the AGM.

David W. stated he has 1 more year of his term, but has decided to retire. David will continue to be active on DK, in his church, the Hospital Foundation and more. Thanked all for contributions to the Hospital Foundation.

Thanked Boards, past and present, for time and efforts.



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Reviewed Accomplishments Slide

- Planted 225 Triple Montgomery Palms
- Completed dredging of silted up areas in May 2019. Need to maintain ACoE permit in force through extensions. First extension due in 2021.
- Conducted Island Cleanup 2019
- Built and launched new DKPOA website
- Conducted numerous meeting/discussions with County Officials.
- Landscaped/Maintained gardens/lift stations throughout the year
- Delivered Welcome Baskets to new residents, - (Currently, there are 33 new homes being built on DK. We plan to deliver baskets to all of them.)
- Provided input on Bridge Plans and created a committee to liaise with the County on the reconstruction of our bridges.
- Liaised with the County on the enforcement of County code for vacation rental, construction management, derelict homes and unkempt lots.
- Issued DKPOA ID cards, with discounts, for members.
- Speaking with the County currently, on protecting property and trees/plantings effected by future Bridge construction on right of ways.

Ron Oestreicher

Reviewed slide on 2019 Membership Results (please see slide for details)

Thanked Barbara for making brochures.

Thanked Dick Adler for his input/contributions to both website and brochures.

244 paid members in 2019, up 13% from 2018.

Goal for 2020 is 270 members, currently at 185.

Reviewed 2020 DKPOA Survey results as of 1/31/2020; (Please see attached slide for details.)

We will continue to update as more applications come in.

2020 DKPOA Treasurer's Report (please see slide for details)

Motion to approve/accept Financials; Motion passed.


2020 DKPOA Budget (slide details).

2019 actuals were \$61,048 income and \$63,717 expense.

2020 plan is set at \$62,550 income, \$62,435 expense, maintaining the required reserves.

If revenue goal is not met, DKPOA will do less. The Board maintains a \$25,000 reserve to meet unexpected financial obligations at all times.

Motion to approve 2020 Budget; Motion passed.



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John Wolfe

Bridge Committee head, with DK resident volunteers on team, will continue to liaison with County Officials.

County plans were revealed at 2017 DKPOA AGM.

Additional Bridge replacement meeting was held at Hawks Cay January 23, 2020, with about 50 residents present.

Decision has been made to replace our bridges over a multi-year project due to the age and extensive damage of current structures. Currently, there are weight limits on all the DK bridges, but are not being enforced as there is no scale nearby.

New structures will be expected to last 75 years.

Bimini Bridge will be first, then Harbour.

Plans for the dates of the Truman and Yacht Club bridges will follow after 1st two are completed.

It will be a long difficult process, with big impact on those with homes adjacent to Bridges.

Bridge Committee will be very involved to restore these properties. Residents are encouraged to work with the committee on their concerns. The committee will represent all residents.

The County will cooperate with DKPOA on the replacement of landscaping lost due to the construction.

Barbara McKinney

2020 DKPOA Goals, reviewed slide.

Beautification/Island Cleanup date is March 14, 2020.

Reviewed survey expectations and asked for input.

Encouraged others to join DKPOA, committees, get neighbors involved and active.

Let DKPOA know if you have additional pictures/information for website and brochures.

What can DKPOA members do?


- Take interest.
- Volunteer to serve on committees.
- Be generous in paying dues and donating additional monies, Last year we received more than \$11,000 in additional donations
- Engage in conversation with DKPOA.
- Advise DKPOA of Island issues/problems.
- File Code Compliance Complaints.

John Schwarz

Will head Breakwater Committee

Asked for Volunteers

Project will need funding. The breakwater situation is an issue for all DK residents, not just for those living on the ocean side adjacent to breakwaters, and not just Plantation and Yacht Club Island residents. The County has put the breakwater reconstruction on their list of desired investments in the future.



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Ron Oestreicher

Thanked David Williamson for an outstanding job on DKPOA Board and many years as DKPOA President.

Encouraged all to view and use the new DKPOA website (<https://duckkeypoa.squarespace.com/>) for the most up-to-date and best communications. If you have contributions/pictures/history we can add information. Please contact DKPOA at dkresident@gmail.com regarding website additions.

Welcomed all County Officials for attending

Introduced/Reviewed slide with those County Officials attending, staff and their positions.

County attendees:

David Rice, Commissioner District 4; Kevin Wilson, Public Works; Charles Pattison, Land Authority; Bob Shillinger, County Attorney; Emily Schemper, Planning and ROGO.

David Rice thanked all for letting County personnel have an opportunity to meet residents of Duck Key.

He reminded attendees that the County is happy to work with us, especially with regards to major projects like bridge replacement and future breakwater restoration.

He warned resident that the bridge construction process will be burdensome, but assured us we will like the outcome.

Questions to County:

1. Abandoned, damaged houses unrepaired since hurricane Irma

Bob Shillinger, County Attorney, Code enforcement is now dealing with cases that need follow up. Notices are being sent out and fines issued. It is a long and ongoing process, but Code Enforcement works in the end.

David Williamson will resend to the County the list of DK homes that need Code Enforcement review and process.

2. 3 out of 11 County lots did not sell in the recent bid process. It is not clear what will happen next with the unsold lots.

It is a possibility that not all 8 "sold" lots, which were part of bid process, will close. On February 23rd meeting with Board of County Commissioners (BOCC) will review bids. The 3 unsold lots might go to auction.

The County is aware that some of their lots are not always maintained. They will advise those who are in charge.

3. Is it possible to have storage built on lots in DK that are zoned non-dwelling? What are the permitted uses?

Current zoning on lots will not allow storage. We could appeal to BOCC to take on request for change of zoning codes, but it would take at least a year and much legal and other costs.

Other permitted uses posted are on County website.



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The county may purchase additional lots from homeowners to take them off the buildable market. Prioritization is based on price.

4. Are there plans for Low Income Housing on County lots?

The County is not looking for Low Income Housing on lots in DK; however, it is possible on lots the County has purchased in other areas, for example, in Big Pine or Key Largo.

5. Some new homes are being built in DK that are not following swale codes. How may we get these codes enforced?

Bob Shillinger - It is hard to enforce the grade codes; the plans are submitted with correct build parameters and then inspected; however, they are not always maintained to code afterwards. County is trying to keep swales and enforce them on right-of-ways and other drainage areas.

6. New homes being built higher than older homes adjacent, results in flooding of older homes when storms hit. Is this a possible lawsuit issue going forward?

Reality is with sea levels rising, the County will have to look at new ways to fix roads to drain and accommodate water/flooding.

7. Extension of Rate of Growth Ordinance (ROGO) permits? Current limit is based on 24-hour evacuation time frame.

There is pressure on the State to extend ROGO due to shortage (about 6,000) of permits to cover all private buildable lots. This will become a topic of debate between the State and the County in the upcoming months. The State is recommending extending the evacuation-based limit to 36 hours; however the County infrastructure cannot sustain the additional development pressure (roads, water, sewage, and power).

8. Current Bridges have pipes on sides; will new reconstructed bridges have pipes the same or buried?

Bridges can't be raised any higher; the pipes need vents, so are looking for other options.

9. How will the County enforce weight limits on current and future bridges?


Not enough law enforcement to be available for constant enforcement/weighing process, trucks are weighed incoming and outgoing the County, but not at individual bridges.

10. Electrical lines on Bridges, will these be buried?

County team on hand does not know, but will find out and advise Bridge Committee.

11. Vacation rentals, Realtors have found a way to "go around" the rules on how many times a month homes can be rented. What is the remedy?

Emily advised there are 3 Code Enforcement workers for entire County, who have large workloads (i.e., usually 30-40 cases monthly). However, DK residents are encouraged to continue to file complaints. Also, file complaints with State with Realtors named, so they are fined. AirBnB makes rentals very difficult to monitor. It requires multiple visits to confirm that the rental rules are not being followed, and then a lengthy claim process. Fines take a long

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time and are not significant enough to deter. The State limits Counties from managing their own rental restrictions. The rental lobby is a powerful force.

12. Breakwaters along DK are in need of restoration after Irma, will the County be doing this? David Rice advised that at the last BOCC meeting topic this was discussed. There are funds coming into the County and projects are being identified for these funds. DK Breakwater was added to the list for future potential funding.

Estimate \$1.2 million to repair existing barrier to the level pre-Irma. If we desire to build a higher barrier, more money will be required.

13. Why are Bimini and Harbour the designated bridges to be started on?

Bridge order chosen by prioritization based on the degree of damage/need for repair.

David Williamson thanked County Officials/staff for their attendance and participation and for their support for our community.

David Williamson thanked all for attending.

Meeting adjourned 3:07 p.m.

David Williamson, President _____

Chris Waddill, Secretary _____

Ron Oestreicher, Treasurer _____

Reviewed and approved by the new board at the March 19, 2020 board meeting. These final draft minutes will be posted on our website for the DKPOA members to review and comment on. They will be presented for membership approval at the next AGM meeting at the end of 2020