

Stirrup Key Homeowners Association
Annual Meeting
Saturday, January 10, 2015 – 1:00 PM

1. Meeting was called to order by Marv Schindler at 1:05 PM

2. Additional agenda items:

Pet safety and animal control (Mike Damon)

Mangrove trimming and public waterways and harbors (Dusti Jones)

Additional budget for security cameras (Al Blake)

Term limits and multiple meetings for SKHOA (Carolyn Damon)

Garbage, trash and recyclables (Sergio Rodriguez)

Slow down traffic (Joni Katz)

3. Motion by Gayle Teget, seconded by Gail Schindler, to approve 2014 annual meeting minutes. Unanimous approval.

4. Marv introduced Carolyn Umbaugh, who is providing bookkeeping services for the association. Motion by Dusti Jones, seconded by Al Blake, to approve the treasurer's report. During discussion, there was a question regarding the cost of mowing vacant lots. Carolyn Damon made a motion, seconded by Mike Katz, that owners of vacant lots should be additionally charged for mowing. It was determined that the 15 vacant lots being mowed generate \$7500 in HOA fees, offsetting the \$7300 (+/-) paid to the landscape company that includes mowing. Motion withdrawn. The treasurer's report was unanimously approved.

5. Committee reports

Crime Watch -Bob Guerin:

Security cameras - retrofit has been done to include cameras that are motion-activated and that record car license tag numbers. New system cost under \$5000.

Regarding recent marine thefts, Bob distributed a flyer to homes to notify everyone of two recent marine equipment thefts in the neighborhood. One of the best ways to thwart theft is through the use of lights. Bob recommends installation of dock lighting and to install a breaker to shut off power to a boat lift. Lower units and engines should be secured using anti-theft bolts. Harden the target. If you see something that looks out of place, tell someone. Write down the FL numbers on suspicious boats. Take a cell phone photo of the boat.

The Stirrup Key boat ramp now has a sign indicating that use of the ramp is limited to SKHOA residents and guests only.

Building Committee - Teny Deane:

2014 was a busy year for home construction, docks, and lifts. All requests have been within the building guidelines of SKHOA.

Maintenance Committee - Rick Bisson:

Projects have included basic tree trimming, decorative rocks around the harbor, camera installations, addition of a screen on entrance keypad, and water main pipes rerouted by FKAA at bridges (at FKAA's expense).

Social Committee - Mary Guerin:

We have had many parties this past year. Thanks to Rick and Sergio for bringing tables and chairs to events. Fish Fry last March was well attended. It will be held again this year at the end of March at the home of Jerry and Joanne McDonald. Annual Christmas party was held at the Helms residence, with the New Years' Brunch at the home of Tim and Nancy Heise.

6. Weed gate – Bob Jones:

See Weed Gate synopsis document ([click here to view document](#))

Bob gave a summary of potential improvements in weed gate systems, as well as explaining the points on the synopsis.

7. Electronic Communication

Barbara Cavanah shared that we are trying to move to electronic communication for meeting agendas, minutes, announcements, etc. If you do not currently receive email communications, please contact Barbara to give her your email address. The website is continually updated with the membership roster updates, and posting of agendas, minutes and announcements.

8. Presidents Report

- New residents/meeting attendees were invited to introduce themselves.
- Marv explained eligibility for voting. Board members were introduced.
- The gate has a security opener on it per the request of emergency agencies in Monroe County. In addition, the SKHOA gate has a Yelp gate-opening feature so that emergency vehicles can use their "yelp" siren to open the gate.
- Finger piers – keep in mind that individuals do not own the finger piers, only the area on land. The finger piers are the property of SKHOA. You are required to maintain finger piers

that you use. If they need repair, homeowners must do the repairs themselves or the association will remove the pier.

- Short term rentals – properties cannot be rented out for a period of less than 6 months. If you are aware of a less-than-6-month rental, please contact Marv.
- The Stokes home is currently being maintained by an outside company while the estate is being settled. We have been unable to reach the owners of lot 105 (Ochoa).
- A reminder regarding noise: we fall under the city's noise ordinance. If you have an issue, call the Sheriff's Department. Noise restrictions are in effect from 10 PM – 7 AM Sunday through Thursday, 11 PM – 7 AM Friday and Saturday.
- Tim Heise has agreed to assist with gate maintenance. Contact Tim if you need the gate open for a special event.
- Bridges – Two bridges in the community need to be replaced. Bridge-embedded water lines had to be moved by FKAA at their cost. Marv referred to the recently posted letter from K2M (Solaria) regarding the bridge project. The recommendation is that the first bridge be filled in. Estimate for this portion of the project ranges from \$25K-\$50K. Replacement of the second bridge is from \$20K to \$60K. We currently have \$108K in our treasury, in addition to money in the cash account. If we go with the most expensive alternative, there could potentially be a \$1000 assessment. Marv asked everyone to please check the website for updated documents (they are posted in the Members Gateway on the Bridges link). Barbara was asked to include an email to homeowners when she posts a document on the website to alert everyone to updates. Concerns were expressed about stopping the flow of water through the first bridge. Marv will pursue conversation about changing the design to include water flow.

9. Additional Agenda Items

Pet Safety – Mike Damon wanted to encourage homeowners who have larger animals to be vigilant about maintaining control of the animals. There is an animal control officer at S.A.F.E. Harbor animal shelter, so please make bite reports to him.

Mangrove trimming – Dusti has noticed that mangroves are blocking ingress in canals and recommended that routine trimming of mangroves be done. Marv indicated that our previous mangrove trimmer had passed away, but he will find a new vendor. There are restrictions regarding who can do mangrove trimming, and finding someone has become an issue. Marv asked for volunteers for someone to help locate a mangrove trimmer.

Term limits – Motion by Carolyn Damon that there be a term limit to officer positions. The motion died for lack of a second. Barb Cavanah suggested that the nominating committee request an email to be sent to all SKHOA members asking for nominations to be submitted.

Speeding–Motion by Joni Katz, seconded by Carolyn Damon, that speed bumps be installed in the subdivision. Discussion followed. Joni and Carolyn withdrew the motion in favor of forming a committee to find a solution to speeding in the community. Committee members are:

Carolyn Damon, Jack Ley, Joni Katz, and Maria Rodriguez. The committee was asked to meet, select a chairman, develop a proposal and submit it to the SKHOA secretary for posting on the website.

Garbage, trash cans and recycling – Sergio Rodriguez distributed a proposal regarding new rules pertaining to yard waste. After much discussion, it was determined to leave the yard waste pickup on Mondays. Sergio encouraged everyone that containers should not be placed at the roadside any earlier than 24 hours prior to pick up, and empty containers must be retrieved and stored by the end of the pickup day. Residents were asked to please not have trash cans out any longer than is absolutely necessary. Please talk with your neighbors and landscape companies and ask them to not leave trash cans out too far ahead of or after pickup day.

10. Election of Board and Officers

Motion by John Teget, seconded by Aileen Batistich, that the proposed slate of officers be adopted. Unanimous approval.

11. Committee Chairs –

All recommended committee chair nominations were accepted.

12. 2015 Assessments –

Motion by Gail Schindler, seconded by Joni Katz, to set the 2015 assessments at the same amounts as they were in 2014. Discussion followed. Motion passed unanimously. \$500 per home/lot and \$150 per dock lot.

13. Motion by Carolyn Damon, seconded by Mike Damon via Gidseg proxy, that the HOA change its bylaws to have two scheduled meetings per year. Marv indicated that we are required to have one meeting per year and have the ability to call additional meetings as needed. Motion failed.

14. Meeting adjourned at 3:02 PM

Respectfully submitted,

Barbara Cavanah
SKHOA Secretary