

STIRRUP KEY HOMEOWNERS ASSOCIATION

MINUTES FOR THE ANNUAL MEETING 2014

The annual meeting for the Stirrup Key Homeowners Association was held on Saturday, January 11, 2014 at 12:30 pm at the Deane residence, 358 Stirrup Key Blvd. Marathon, FL

1. The meeting was called to order at 12:34 PM by SKHOA President Marv Schindler.
 - a. Thanks for attending
 - b. Thanks to the Deanes for hosting the meeting
 - c. Annual meeting is a by-laws requirement. Minutes taken by secretary (Barbara Cavanah is filling in today for Barbara Magnotti). Members may make motions, second motions, one vote per lot.
 - d. Board members in attendance were introduced. Please keep in mind that board members are volunteers.
2. Additional agenda items for discussion at item 8.
 - a. Deed restriction 6.8 Landscaping and Maintenance (Gail Schindler)
 - b. Disposal of iguanas (on behalf of Rick Bisson)
 - c. Aeration and separate weed gate (Bob Jones)
 - d. Unleashed dogs in the neighborhood (on behalf of Rick Bisson)
 - e. Extend deed restriction discussion to include 6.6-6.7 (Teny Deane)
 - f. Crocodile update (Carolyn Damon)
3. Approval of the minutes for 2013 Annual Meeting.
 - a. Gail Schindler made a motion to approve the minutes. Seconded by Teny Deane. Motion approved
4. Treasurer's report
 - a. Mimi Molden presented the treasurers report and explained the accompanying notes
 - b. Bob Guerin made a motion, seconded by Aileen Batistich that landscaping go out to bid. Discussion followed with concerns that the lowest bid may not always be the best choice in view of local knowledge. Marv indicated that landscaping items will be bid in the future. Motion passed unanimously
 - c. Mimi discussed last year's raising of dues. This year we have experienced a surplus of funds. Financial advisor is suggesting putting some of the excess funds (\$10,000 - \$15,000) into bonds. Gail Schindler made a motion to move \$15,000 into an existing bond. Seconded by Don Godshall. Discussion regarding special projects, including wooden docks. Marv reviewed the policy regarding the finger piers and docks. The policy of the association has been to remove, not repair, wooden docks. There was a concern that some of the concrete pilings (the ones holding the electricity) may need to be replaced and questioned whether all of the funds should be moved. Money moved to bonds would be available at any time should the funds be needed for this or any other special project. Motion approved unanimously.
 - d. Budget for next year will be discussed during the assessments agenda item.

- e. John Teget moved and Dusti Jones seconded to accept treasurers report. Motion approved.

5. Committee reports:

- a. Crime Watch Chairman – Bob Guerin
 - i. Monroe County Sheriff's Deputy Vince Weiner, Crime Watch liaison, made a presentation regarding the Crime Watch program. Some suggestions:
 - 1. Turn off the power to your boat lift when you are not using it, especially if you are away.
 - 2. If you are away, let your neighbors know whether or not you are expecting deliveries, etc. If a truck is at a home that shouldn't be, call and report it.
 - 3. Don't hesitate to call the Sheriff's Office if you see something that doesn't look right in the neighborhood.
 - 4. Questions were asked about truck traffic on Aviation Blvd. There is a sign on Aviation (south end) "No Thru Trucks" – Vince was asked to look into trucks on Aviation, into posting a sign indicating the school bus stop at the corner of Aviation and Stirrup Key Road, parking along Aviation near the corner, and cutting back vegetation at the corner along Aviation Blvd.
 - ii. Bob Guerin made a suggestion regarding a Stirrup Key decal for cars. Sergio made a motion and Don Godshall seconded to develop a decal. Discussion followed. Crime Watch committee will develop the design and distribute decals.
 - iii. Question: are video cameras at the gate working?
Answer: yes
 - iv. On behalf of Rick Bisson – front gate is being bent because people are pushing on the gate. Marv will follow up on that discussion in the president's report.
- b. Building Committee – Ralph Magnotti
 - i. Last year there were 12 requests for outside modifications of homes. In 3 instances, the city refused to certify the work until Stirrup Key approved the work. If you are planning a building project, be sure to have approval from the HOA ahead of time.
- c. Maintenance Committee – Rick Bisson – no report
- d. Social Committee – Susy Deane
 - i. Three social events last year: fish fry in March hosted by Dave Chew, Christmas party at the Helms' home, New Years Day brunch at the Deane's.
 - ii. Mary Guerin will take Susy's place as Social Chair next year.
 - iii. Special thanks to Sergio Rodriguez, Don Godshall, and Rick Bisson for moving chairs, and to Carol Later, Susie Ley, Gail Schindler for their party planning assistance.

6. Web Site.

- a. Needs updating. Barbara Cavanah will be taking over the website maintenance. Please make recommendations regarding website updates.

7. President's Report.- Marv Schindler

- a. Introduction of new residents
- b. Gate – cameras are working, evac system is in place, also have “yelp” system available for emergency vehicles to open the gate
- c. Trash cans – yard trash pickup is on Monday, with some homes having trash cans out for extended periods of time (until yard maintenance crew comes back to the property). Let Marv know if you have concerns/issues.
- d. Finger piers – some are deteriorating over the years. Some have been removed, some rebuilt. Finger piers belong to the association (as does anything in the lagoon). Finger piers that are not maintained will continue to be removed. Question: what is the protocol for a piling that is getting to be in rough shape? Answer: Bring it to the attention of the association to make arrangements to replace the piling. Association will manage pilings but will remove piers (walkways).
- e. 6-month rentals – if you suspect that there is a house that is being used for less than a 6-month leased rental, let the association know so that they can pursue it.
- f. Issue on Aviation Blvd. with a company trying to do construction recycling - The association is opposed to the recycling facility. Marathon Planning Commission approved the appeal of the recycling company despite objections of neighbors. SKHOA has appealed to the City Council at a cost of \$1500. A summary of the appeal has been developed. Residents are invited and encouraged to make comments at the appeal meeting. Appeal documentation will be placed on the SKHOA website. Marv explained the appeal process and potential legal action that could ensue.
 - i. A motion was made by Dusti Jones and seconded by Steve Levine to accept the decision of the SKHOA board. Discussion followed. Carolyn Damon will be included on the committee to select an attorney in the event that action should become necessary. Motion approved.
 - ii. Suggestion: email to SKHOA residents or on SKHOA website with list of city council addresses to encourage communication regarding this issue
 - iii. Suggestion: half-page ad in the newspaper announcing the next City Council meeting. Motion made by Bob Guerin, seconded by Mimi, to run an ad several times in the local newspaper. Motion approved. Bob Guerin and Dusti Jones, and Don Godshall will develop the ad for posting.

8. Additional Agenda Items.

- a. Deed restriction 6.8 Landscaping and Maintenance – Motion made by Dusti Jones and seconded by John Teget to produce a letter to homeowners who are deficient in the maintenance of their property. Discussion followed. Motion approved.
- b. Disposal of iguanas – Recommendation is to remove dead iguanas by some means of disposal. Don't leave dead iguanas lying about.
- c. Aeration and separate weed gate – Bob described the current status of the lagoon boom and the bubbler at the entrance of the lagoon. Aeration suggested last year has been installed, mostly in areas that do not have free-flowing exchange with Florida Bay. Measurements indicate that the strongest areas of aeration have best oxygen levels.

Suggestion to move the pump closer to the lagoon opening considering the potential sale of the previously objecting property owner's home will be explored.

- d. Unleashed dogs in the neighborhood – Some of the unleashed dogs are from rental properties. Please politely ask them to leash their dogs. Please let Marv or Rick or Teny know if you are having issues with neighbors not leashing their dogs.
- e. Extend deed restriction discussion to include maintenance and recreational vehicles – 6.5-6.7 – just a reminder to keep this deed restriction in mind, keeping RVs, trailered boats and other storage vehicles screened from view. Also a reminder that equipment cannot be stored on a vacant lot. If this is an issue on a consistent basis, please bring it to the attention of the board.
- f. Crocodile update – There is a crocodile in the subdivision. FWC has been called but has not been able to catch the croc. The croc may have left the area for now, but stay on alert for its return. Please keep in mind that crocodiles are federally protected. Do not feed it. If you see the crocodile, please let Marv know. Chances of a human encounter are slim, but keep an eye on your pets.

9. Election of Board and Officers.

- a. Changes to slate: Mary Guerin replaces Susy Deane as Social Chair, Barbara Cavanah replaces Barbara Magnotti as webmaster. Motion made, seconded and passed to approve amended slate.

10. President to name Committee Chairs.

- a. Building – Teny Deane
- b. Social – Mary Guerin
- c. Crime Watch – Bob Guerin

11. Set 2014 Assessments. Current assessments are \$500.00 per lot and \$150.00 per Dock lot. Recommendation from treasurer was originally to lower the house lot assessment to \$400 but floor was opened for discussion. Motion made by Gail S. to keep assessments the same this year as last (\$500 per house lot, \$150 per dock lot), seconded by Mary G. Discussion followed. Motion passed with a majority vote.

12. Adjournment. – meeting was adjourned at 2:33 PM

Proposed Slate for 2014

President	Marv Schindler
Vice President	Rick Bisson
Secretary	Barbara Cavanah
Treasurer	Mimi Molden
Directors	Sharon Bossert , Teny Deane, Bob Guerin, Hal Leftwich, Barbara Magnotti, Sergio Rodriguez

Building Committee Chair – Teny Deane
Social Chair – Mary Guerin

Crime Watch Chair	– Bob Guerin
Maintenance Chair	– Rick Bisson
Webmaster	– Barbara Cavanah
Nominating Committee	– Susy Deane, Mimi Molden, Gail Schindler

Minutes submitted by:
Barbara Cavanah
Secretary-elect