

Annual Meeting Minutes

Stirrup Key Homeowners Association

January 12, 2013

1. Meeting was called to order, by President Marv Schindler, at 1:02 p.m. at the Deane residence, 358 Stirrup Key Boulevard, Marathon, Florida. Schindler welcomed and thanked all in attendance, emphasizing the importance of their participation; thanked Susy and Tene Deane for the use of their garden; introduced the association officers and Directors, all of whom were in attendance except Sharon Bossart; and reminded those present that all the officers and committee members are volunteers, not professionals, imperfect, sometimes making mistakes, who seek help when they feel it is needed, and who are totally uncompensated. Schindler also explained that the Annual Meeting, a requirement of our Bylaws, is recorded, with the minutes transcribed and placed on our website (skpoa.com) as well as being distributed via email.
2. President Schindler asked if there were any **additional agenda items** which should be added to the agenda. The following additional agenda items were proposed for discussion later in the meeting: They included:
 - a. Dog issues
 - b. Phones
 - c. Weeds
 - d. Land mower
 - e. Marina Weed Gate and Aeration
 - f. Security Gate Answering Service
3. Marv requested a **motion to forego the reading of the minutes** from last year's meeting. The motion was made, seconded and passed unanimously .
4. **The Treasurers Report** (see Addendum A) was presented by Treasurer Mimi Molden. We started last year with a surplus of a little over \$60,000. Everyone paid their dues in 2012; we have no delinquencies. We briefly had a delinquency, but the house sold and we also received penalty and interest on those dues. Pages two and three of Attachment A explain items of interest on the Financial Statement. The only clarification requested concerned the legal expenses generated by the lawsuit. Mimi explained that those indicated were those paid in 2012. There were additional costs for 2011 which were not shown on this Financial Statement. All told, the cost of the lawsuit legal expenses came to a little less than \$10,000. A motion was made, seconded and approved unanimously to accept the Treasurer's Report as presented.
5. **Committee reports:**

- a. **Crime Watch** , Bob Guerin. Bob Guerin reported that again it had been a fairly quiet year. One incident involving the theft of some rods and reels over the Memorial Day weekend occurred. Guerin asked to be notified in the event of an incident. His committee may be able to offer some assistance in dealing with the Sheriff's office.
- b. **Building Committee** , Ralph Magnotti reported that last year we had only one request for approval of a project. He reminded members that our Restrictive Covenants outline under what circumstances approval by the association is required and suggested that anyone contemplating physical alterations to their property review the Deed of Restrictions,, particularly Sections 3, 4 and 5, before beginning and follow the procedures outlined therein.
- c. **Maintenance** , Rick Bisson reported that the only maintenance projects completed this past year were the replacement of the marina water spigots and the repair of a couple of electrical outlets.
- d. **Social Committee** , Susy Deane reported on the social events of last year: New Year's 2012 Brunch was held at the Deane's with 48 people in attendance; the Fish Frye was held in April at Dave Chew's with 71 people in attendance; and the Christmas party and Tacky Gift Exchange, held at the Helm's house, was attended by 28. This year, the Fish Frye is scheduled for March 16, the date selected because it was about the only day that some other big event was not going on in Marathon. Dave Chew requested that in preparation for the Fish Frye, any fishermen who would like to donate some of their "better fish," such as snapper," do so to "the filletors", himself, Sergio Rodriguez or Rick Bisson. You can call Dave "anytime day or night" The filletors will take the fish and freeze them so they will be ready for the fish fry. Susy reported that "Girls Night Out," held on the second Tuesday of each month for and by the women of Stirrup Key, remains a very popular event. Everyone is welcome to join in and to take over the planning for one of the monthly forays. Susy completed her report requesting volunteers to help with the social events. A number of those present offered to help with various chores associated with the events. Anyone interested in lending a hand can contact Susy.

e. **SKPOA Website** , Barbara Magnotti reported on the Stirrup Key website, skpoa.com. Other than the incorporation of suggestions made at last year's meeting, little has changed on the website itself since last year. A "For Sale" section for those looking to find a new home, close to home, for items no longer wanted or used, has been added to the Message Board. It was suggested that a "Borrow/Lend" section also be added. Barbara said anyone can add a listing. She will review and separate out into a separate section those with the potential for continued use, so individual posters can put any postings into the general section and not worry about how to create a new board. "The Message Board can really be a valuable resource, but I know some of you are intimidated by the registration process and may give up without ever managing to get set up. If you get stuck, call me. I'll be glad to walk you through the steps on the phone. Once you use it a little, I think you will find it is really pretty easy," she said. Barbara continued her report explaining some of the difficulties members have had in accessing the website "Members Gateway" and "Message Board."The shortcuts requested last year, instructions for which would have been received shortly after last year's meeting, were met with limited success. Since that time, there has been a marked increase in communication via smart devices (Ipads/Iphones/smart phones), so she has created an SKPOA mobile app to help facilitate easy access to the main things one might want to connect to on the website. The app will work on both Iphone/Ipad devices and Android Operating System Devices. The way to get the app installed on each kind of device is different (See Addendum C for step by step instructions.). Barbara explained that, while the app does not contain everything that is on the website, it does have a link that will open the website if you can't find what you want on the app. The app includes those things of most common interest to members. For example: Copies of the Bylaws, Deed Restrictions, and Minutes for the past three years; the Member Directory; links to the main website, the Message Board, and Calendar; and a contact list for officers. Miscellaneous documents, the photo galleries and such are not included on the app, but can still be accessed on the website. Once you have installed the mobile app, the first time you open it you will have to provide the password **##member** (all lower case/no spaces). After you have entered the password correctly once, it will not ask for it again. Each time you reopen the app, it will just open. While on

the subject of passwords, Barbara explained that some seem to have a hard time getting into the Members' Gateway on the website with its password: **member#####**. This should be entered all lower-case with no spaces. If you are going there on your Ipad or Iphone, you will need to make sure the Caps arrow is not lit before you start typing. Usually, when the on-screen keyboard activates, the default is set for an initial Cap. The password will not work if you capitalize the "M".

6. **President's Report**, Marv Schindler.

a. Marv Schindler began his report by reiterating information that bears repeating every year regarding the emergency systems built into our gate. There are two systems installed on the gate for emergency vehicles. One, the YELP system, recommended by the Sheriff of Monroe County, enables police vehicles, which have the ability to broadcast a variety of sounds via their sirens, to open our gate. One of those sounds is called a "YELP," which if sounded for ten seconds, will open the gate for twenty seconds. We also have the EVAC system. EVAC is a red box attached to the gate mechanism for which every fire vehicle, every ambulance, every sheriff's vehicle has an opener. All of the communities around here that have gates have an EVAC system attached to them. This system has been used several times during the past year and seems to be working well. The gate is open from 5:00 a.m. until 8:00 p.m., Monday through Saturday and from 5:00 a.m. until 8:00 a.m. on Sunday mornings. A motion was made from the floor that the gate follow the workday schedule on Sunday as well. After some discussion about the purpose of the gate, the motion was defeated. Marv explained that he had been testing the gate answering service, Sunshine Communications, and it has been much better. They record and log each call they receive. He has called them and they have been able to tell him who has called from our gate and when. The more we challenge the service, the better it will be (the more familiar the operators will be with Stirrup Key), so use it when you can. Marv also raised the issue of replacing the call box. The current box is not conducive to easy operation. It is unfriendly, hard to read and unintuitive. Marv has been speaking with our gate guy, and he is going to give us a proposal for a much larger, better lit, bigger print, more informative box to go there. It should cost between \$3,000 to \$5000 to install. That is going to be

one of the projects we are going to be looking at during 2013. Our service has already been modified to that you can now have the code ring cell phones as well as landlines, so the gate can be opened by you from anywhere, not just from a local number.

- b. Trash Cans.** This is an issue that comes up every year. Even though the pickup schedule, particularly for yard debris, contributes to the problem of trash cans being left out all week, they should be taken in within 48 hours. If you notice a problem with cans, contact Marv. Palm fronds and large debris may be left in bundled piles. If the piles are not bundled, the trash removers will not take them away. If you notice piles that remain and are not being picked up, call Marv.
- c. Finger Piers .** The finger piers and all of the pilings that are in the lagoon are owned by the association. Individuals can, with the approval of the association, repair, replace, modify, and even remove them. However, because the association has liability, if any pier become so deteriorated as to become a hazard and is not repaired, the association will remove it.
- d. Six-month Rental .** Our Deed of Restrictions prohibits rentals for shorter than a six-month period. If you know of anyone who is renting their property for less than six-months at a time, let Marv know. A lessee who rents for a six-month term and then sublets the property to various other people for short periods during that time, is in violation of this restriction. There are occasions when exceptions need to be made. We are open to working with people on necessary exceptions, but a situation cannot be ongoing and still be an exception.
- e. By-Laws and Deed of Restrictions Review.** Marv explained that we did not review the Bylaws and Deed Restrictions during 2012 as planned because of cost. He will try to undertake that project this year and will be requesting help with that along the way.
- f. Cameras and Security at the Gate .** Marv explained that we have a terrible track record trying to find a dependable contractor to install, repair

and maintain the camera and security system at the gate. He has, therefore, contracted with ADT, through their commercial subsidiary, Tyco. They have installed a whole new system, cameras and recording system and a building security system, which they own. Once complete, this system will allow us to have a public website where anyone of us can log on and see what is happening at the gate at any time.

g. Projects. Marv explained that we have had a number of projects completed this year. The aeration system and weed gate was completed by Mike Parenti, through research and contracting, and Bob Jones , doing just about everything else, including the physical installation. The system has been working well; improvement in water quality is evident and will continue to improve over time. The aeration system runs continuously and the bubble curtain at the mouth of the marina turns on, as needed, depending on wind direction, to prevent sea grass from being blown into the marina. The lighting project, spearheaded by Dusti Jones, got lights installed at the ramp area of the lagoon. The lighting is unobtrusive and people seem to really enjoy it. Marv thanked Bob Jones for the Christmas lights he installed this year. The road-sign project, initiated by Gail Schindler, was completed and thus far has met with nothing but approval. The guardrails project was finally completed after about 30 bids. As reported earlier, the waterlines around the marina have all been repaired. and the mangroves were trimmed. All together, these projects cost approximately \$25,000.

7. Additional Agenda Items

a. Dog Issues. Dusti Jones reported a problem of people bagging their dog debris then placing it atop a yard debris container as they pass by. If you do this, she explained, the trash hauler will remove it and put it on the ground where it will remain until someone picks it up. Please do not dispose of your dog debris properly. She also reported that there are still problems of people allowing unleashed dogs to toilet in other people's yards. If your dog is loose and goes in someone's yard, you still have a responsibility to follow your dog and pick up after him. Remember, dog poop is not fertilizer! Please remind your guests of these rules. Bags are provided at the pet station near the marina outflow. If the supply is depleted, contact Mary Guerin.

- b. **Lawn Mower** . Rick Bisson suggested that the association purchase a zero-radius-turn lawnmower for a cost of \$3,000-\$5000. This would allow various volunteer members to mow the vacant lots more frequently, which would cut down on costs while improving the appearance of the community. After some discussion regarding potential liability, maintenance issues and vacant lot maintenance in general, the issue was dropped.
 - c. **Weed Gate and Aeration** . Bob Jones reported on the Weed Gate and Aeration Project, displaying aerial photos of before and after. He reported that we are about ready to remove the boom which has been used to trap the sea grass for the past several years. Sea grass is responsible for about 85 percent of the water quality problems with everything else contributing only about 15 percent. The system will continue to be tested and tweaked. The quality, color, sediment and even the fish population has been greatly improved thus far, and should continue to do so over time.
8. **Election of Officers** . The slate of officers and committee assignments was presented. (See Addendum B.) No nominations were made from the floor. The motion was made and seconded that the nominees be accepted as proposed. The motion was unanimously approved. Marv officially appointed the committees as listed on the slate.
9. **2013 Assessments** . Current assessments are set at \$350 for residential lots and \$150 per dock lot. Treasurer Mimi Molden made a motion that assessments for 2013 be increased to \$500 per residential lot and \$150 per dock lot (See Addendum D). After a short discussion, the motion was seconded and passed. Bills for the coming year will be sent out shortly; prompt payment would be very helpful since our current balance is so low.

The meeting was adjourned at 2:21 p.m.

*Minutes submitted for approval by:
Secretary, Barbara Magnotti,
January 17, 2013.*