

## STIRRUP KEY HOMEOWNERS ASSOCIATION

### ANNUAL MEETING 2018 MINUTES

Saturday, January 6<sup>th</sup>, 2018

1:00 PM at the home of Frank & Aileen Batistick

1. Call to order
  - a. Marv Schinder, President, called the meeting to order at 1:02 PM.
  - b. Announcement: Minutes will be taken in behalf of our Secretary Sharon Bossert and posted on our Web Site by Jodi Katz, who is a separate contractor for \$1.00 a year.
  - c. Marv went over the rules of voting rights.
  - d. Board Members present at today's meeting where introduced: Marv Schindler, Bob Guerin; Steve Levine; Teny Deane, Sergio Rodriguez.
  - e. Carolyn Umbaugh, association's bookkeeper, was introduced and it was noted that she would be taking the minutes.
  - f. Marv reminded attendees that work on the part of our association is all voluntary and nobody gets paid or compensated for what they do.
2. Additional items to the agenda
  - a. Mangroves manipulation in the canals, harbors and flushing canal.
  - b. Specific thank you to Joni Katz for going above and beyond the call of duty.
  - c. Bob Guerin to speak later on a topic.
  - d. Final product as it pertains to the Bridge Walls.
  - e. Bumpers on ends of Bridges.
3. Approval of the minutes from the 2017 Annual Meeting
  - a. Motion was made and seconded to accept the minutes.
  - b. Unanimously approved.
4. Treasurer's report: Hand outs: 2018 Budget, Balance Sheet, Profit & Loss and Trial Balance.
  - a. Carolyn Umbaugh gave a short explanation of the reports and explained that the reason for exceeding the 2017 budget was due to landscaping and gate repairs incurred by the hurricane.
  - b. Marv explained that we still have an excess of about \$50,000 in the checking account which will be needed to cover the small balance still remaining for final payment of the bridges' repairs, upcoming

gate repairs, the gate cameras and like expenses that have remained unpaid because of unfinished work and Bridge mitigation (which he will explain later).

- c. Question: Do you think the \$5,000 committed in the 2018 budget will cover the remaining gate repairs expenses. Marv said yes, he felt that should about cover the expense.
- d. Motion was made and seconded to accept the Treasurer's Report.
- e. Treasurer's Report was unanimously approved.

## 5. Committee Reports

### a. Crime Watch Report by Bob Guerin

- i. Happy to report that there was no major crime reported for the year. He feels due to the fact that many of you have listened and hardened the target on your docks and boats.
- ii. No thefts reported; some of the homeowners have installed gate and driveway lights and this is very helpful.
- iii. Bob said his concern is not so much on boats or houses, but cybercrime. He gave the following tips:
  - 1. Don't let you mail pile up.
  - 2. Never give out you SSN unless it's a safe place and absolutely necessary.
  - 3. Written checks are a way people can access your account information, he rarely uses checks.
  - 4. Check your FICA score on a regular basis.
  - 5. Don't use Wi-Fi in a public place.
  - 6. Monitor you balances monthly to identify fraud.
  - 7. If you get a call from someone claiming to be FBI, IRS or CIA asking for your financial information, do not give it out these are fraudulent calls.
- iv. Bob reported that the Gate is our best defense because of the cameras. We have purchased new monitors, DVD and cameras. We need the LPR's (License plate readers); once unauthorized activity is spotted, reported and acted upon by officials this is a big deterrent.
- v. Request was made for car decals; Bob said he would see that some were made available before the end of the meeting.

### b. Building Committee Report by Teny Deane

- i. Mark Dennis has done most of the master deed requirements' work, his knowledge was greatly appreciated. The Teget house is almost done and the separate issue of the bridge has been taken care of.
    - ii. There is the foundation work with Chris Gratin and his company; some lifts have been put in and remodeled; that's about all for this year.
  - c. Maintenance Committee Report by Sergio Rodriquez
    - i. We have replaced the 4 stop signs that got blown away and added an additional "no outlet" sign.
    - ii. There are still a couple more stops signs to be place.
  - d. Social Committee Report by Gail Schindler
    - i. Thank you to the Helm's for hosting our lovely Christmas Party.
    - ii. We also had a Fish Fry last April and would like to plan another in April this year.
    - iii. Marv commented that these functions are always a lot of fun, there is a great deal of conversation and it's a great way to meet everybody, he urges all to attend.
- 6. Bridges Repair Progress Report – Mark Dennis
  - a. We got our final inspection was on December 29<sup>th</sup> for the bridges project; it's essentially complete.
  - b. Monday morning we will be pouring John and Gail Teget's driveway. We did cut back the access wall of bridge #2 to allow entry to their driveway a little more accommodating. The repairs should be done by this Wednesday or Thursday.
  - c. A personal thank you was given to Mark Dennis and Jim Mangold for all the hours and work they contributed to this project.
- 7. Weed Gate Report – Bob Jones
  - a. A written report was made available to all attendance (See attachment to these minutes.
  - b. Ronda Hagg of the County's Canal Water Quality Project informed Bob that our canal had a water quality improvement, by their measurements, of at least 3 folds since they started doing the analysis three years ago. Largely because we blocked a lot of organic material from coming into the canals. Also to be noted is that the County's project to achieve these same things has run 10 to 50 times more than what we have paid.

- c. Just in from the flushing canal there is a whole lot of sediment and debris. Bob suggested using a new aeration technique to break down the muck. More discussion and explanation was given on this topic. Bob stated that there also a little weed barrier at the entrance to the boat ramp harbor that does a pretty good job. Not as good as it has in the past because our main weed barrier is not in operation.
  - d. County Commissioner has directed his staff to implement municipal taxing units to pay for all the canal cleaning in the Keys. Their project is going to be very expensive, it's not here yet, but expected in the next 5 to 10 years. Bob suggested the more we can do ourselves, the better off we will be.
  - e. Pond aerator is out now, in for repairs, and the main aerator has a small fan problem which will be replaced shortly.
  - f. We have an under sized wiring system to run the 5HP blower, but we are getting a new system donated by Dave Bumbaugh. Cost of the wiring project was discussed; last quoted around \$5,000 about 1-1/2 year ago, cost have gone up since then. We are asking them to install a new service panel and meter next to the big blower.
8. President's Report by Marv Schindler
- a. Very happy to report that every member of the have association paid their special assessment.
  - b. Bridges have had their final inspection, we own them!
  - c. \$2,400 is still owed on the guard rail wall; this will come out of the operational account.
  - d. Mitigation project, regarding entrance to Teget's driveway, will be done next week.
  - e. Debris cleanup is complete, if you see someone putting out more debris please mention to them that there are no more pickups.
  - f. Our gate is equipped with an EVAC System. This system allows emergency vehicles access through the gate. Marv made a request, if anyone knows, or are friends with a policemen, firemen, or EMT please have them do a test to ensure it is operational. Also, there is a second method of emergency entry called the YELP. The siren on the police car has different sounds, one is called the YELP. Using this sound for 2 seconds near the entrance will open the gate. Discussion was held regarding the completion of repairs to make the gate operational. We are waiting on AT&T, scheduled to be here on the

11<sup>th</sup> of this month. Discussion was also held on the future remake of the gate. Please give any recommendations to Tim Heise.

- g. Reminder; we have a Deed Restriction that allows for no less than a 6 month rental. If you know if anyone abusing this restriction, please report then to Marv Schinder.
  - h. Finger piers and seawall are owned by the association. If a finger pier is left in disrepair, it's a liability to all of us. If a finger pier is a hazard please report it and we will remove it, leaving the pilings in place. If someone wants to replace the pier with the same fingerprint as was there before, this is acceptable. Whoever uses it, needs to keep it in good shape.
  - i. Only 10 vacant lots left in Stirrup Key and we are at build-out.
9. Additional Agenda items:
- a. The subject of mangrove manipulation was discussed. It was reported that the harbor by the flushing canal is overgrown.
    - i. It was suggested that, if it is not part of our routine maintenance it should be, as to prevent having to obtain permits to trim.
    - ii. This will be research by Sergio Rodriguez, our new maintenance guru.
  - b. Next topic was Bumpers to be put on the end of the bridges as a safety measure to prevent injuries from a car accident.
    - i. It was suggested that reflector would be a better solution.
    - ii. A motion was made and seconded to experiment with linear reflectors placed along the whole bridge first. A donation of reflector tape was offered. Discussion was held on topic.
    - iii. Vote was taken and motion was unanimously approved.
    - iv. Appeal was made for a volunteer to investigate the cost and effectiveness of bumpers. Nobody volunteered; Marv said that if anyone should decide to look into this topic he would be happy to bring it forth to the Board.
  - c. Bob Jones brought up the danger to walkers on the bridges at night. Due to the slope grade of the bridges, the car's headlights do not illuminate the walkers. It was decided that Marv would contact Joni and have her issue a warning letter, via email, to all member of the community.

- d. Discussion was held on rather or not to paint the bridges or just seal the cement and the reliability of the sealing.
  - i. A motion was made and seconded, discussion was held as to just seal, and not paint, the cement.
  - ii. Vote was taken and approved to seal the bridge.
  - iii. Another vote was taken to add pigmentation to the sealer, this motion was approved with two apposed.
  - iv. Discussion was held as to the color choice of the pigmentation. It was decided that the bridges should be sealed with a white color.
- 10. Election of Board and Officers.
  - a. A vote was taken to accept the slate as offered. Slate was accepted unanimously. (President-Marv Schindler; Vice President-Bob Guerin; Secretary-Sharon Bossert; Treasurer-Steve Levine.)
  - b. President to name Committee Chairs. (Building Committee Chair-Mark Dennis; Social Chair-Mary Guerin; Crime Watch Chair-Bob Guerin; Maintenance Chair-Sergio Rodriguez; Webmaster-Joni Katz.
- 11. Setting of Annual Dues for 2018
  - a. Bob Guerin spoke as to the possible need for an Association Management Company to handle the legal, financial and maintenance issues of the community. The fact remains that there is just a handful of people living year-round who are willing and capable to take on the time consuming responsibilities of running this community. Those few key people, Marv Schindler, Tim Heise, Sergio Rodriguez and Bob Jones, deserve all of our gratitude and thanks for their hard work and dedication, but we cannot continue to take advantage of them. It is estimated that the cost of a Management Company will be at least \$60,000 or more a year, probably more. This will result in a significant increase to the annual dues.
  - b. Marv called for the formation of a committee to assess the costs, services and availability of a Management Committee. A call for volunteers was issued; Gail Schindler, Dusti Jones, Bob Guerin and Teny Deane volunteered.
  - c. Marv mentioned that this will probably be the main topic of discussion for the 2019 Annual Association Meeting. He cautioned that if we do get a Management Company we still need to maintain a

Board and still need to conduct an Annual Meeting to keep the Association active. The association's Registered By-Laws and Deed Restrictions are priceless, they are protecting us from vacation rentals taking over the community, as well as other valuable restrictions.

- d. Discussion continued on the merits of hiring a Management Company. Conclusion: we should rely on the volunteers to obtain information on the best way to manage the running of the community, rather it be a company or an individual(s) and report back to Board.
  - e. A suggestion was made to send a letter with the annual billing explaining these concerns.
  - f. A motion was made, seconded and discussed to accept the current dues amount of \$500.00 per lot and \$150.00 per dock lot. A recommendation was made to slowly increase the dues \$250.00 more this year, to \$750.00 per lot, knowing that we are going to have to increase more in the future. Another recommendation was made to increase dues to \$1,000.00 per lot.
    - i. A vote was taken to keep the dues at the current rate of \$500 per lot/\$150 per dock; 11 were in favor, 16 opposed, motion failed.
    - ii. Motion was made and seconded to raise the rate by \$250.00 to \$750.00 per lot; majority were in favor, motion passed.
    - iii. Dock lots with stay at \$150.00 per lot.
12. 2:40 PM – motion to adjourn was made and seconded. Meeting adjourned.