

STIRRUP KEY HOMEOWNERS ASSOCIATION

Saturday, January 9, 2021

1:00 PM at the Logan residence, 111 Windy Point Cr.

Meeting Minutes

1. Marv Schindler, President called the meeting to order at 1:10
 - a. He opened the meeting with housekeeping items
 - b. Thanked everyone for coming and Marlene for offering her home for the meeting
 - c. Reminder that all documents which includes Bylaws, Restrictions, and Minutes are posted on the Website. Please take time to visit the site.
 - d. Our HOA is supported by volunteers and he thanked those who volunteered this year
 - e. Reviewed voting procedures. 1st YES Votes by members present, 2nd YES Votes by Proxy , 3rd NO Votes by Members and 4th NO Votes by Proxy
2. Additional agenda items to be added - **NONE**
3. Approval of the minutes from 2020 Annual Meeting. Moved by Ben Daughtry, seconded by Sergio Rodriguez
4. Treasurer's report: Balance sheet and budget was distributed by Robin Ringemann. There was one question on the CAM expense which she clarified was for the HOA manager, Dee Sioui. Moved to approved by MaryCay Reynolds, Seconded by Bob Eales.
5. Introduction of Dee Sioui, SKHOA Property Manager. Dee explained her position which is PT 6 hours per week and the various tasks she handled in 2020. This included addressing calls/concerns from the HOA Secretary or President, Quarterly Updates & Drafting a violations process for the BOD review. She also clarified that she reports directly to the BOD. She was asked about the situation at 124 Pirates Cove and deferred to Marv, who would address this with the owners.

Marv's update

- 124 Pirates Circle activities at that residence are questionable, we have difficulty enforcing our restrictions legally, the Sheriff's Department is handling the death that occurred at the residence last month and the City of Marathon is addressing the illegal unpermitted enclosures at the home. The Capitan Heller has taken the issue to the City Administrator and our issue will be heard 1/21/2021. The Coast Guard and the FWC have been out with violations and fines on the two boats moored off the residence. Marv will be at the meeting on the 21st and engage with the necessary officials to get this situation resolved for the community.
- 315 Stirrup Key Blvd - Commercial Trailers issue. The Carlson's have purchased the home as he is currently securing a commercial lot to store his trailers. Marv will monitor the situation.

6. Gate Hours of Operation – MaryCay Reynolds presented the information gathered through her e-mail inquiry of the HOA owners. The proposal was the closed the gate 24/7 and owners would use their clickers or call box to open the gate. Tim Heise shared that we could create a General Work PIN # for Owners to give to their workmen. He would coordinate the PIN #'s for the essential services like UPS, USPS, FEDEX, Trash, HOA Landscaper. All other individual owner services would use the General Work PIN #. This Owner Services PIN would change every quarter to eliminate sharing of PIN

Motion – Joanne McDonald

2nd – Tim Heise

General Discussion 1. The HOA should examine the possibility of a turnaround at the gate for those who do not get access. This could help the back up of vehicles 2. A committee should explore possible other options for access restriction and present to owners.

Yes Members – 25

Yes Proxy – 11

No Members – 11

No Proxy – 8

Motion PASSES

7. Committee reports:

- **Crime Watch** – Sergio Rodriguez. Sergio advised that most of the issues have been associated to the boat ramp and that has been resolved with the chain and lock. Big thank you to Tiff Murphy and Tim Heise
- **Building Committee** – Mark Dennis / NOT IN ATTENDANCE
- **Maintenance Committee** – Randy Hetrick. Randy updated the members that the two marina electrical services have been complete. Each slip has their own box with 220 and 110. He also advised that SHOULD anyone have electrical services done for their slips that the electrician are not allowed to go into another slips box and piggy back service. Apparently, this was done in the past and if continues will cause electrical issues.
- **Social Committee** – Dusti Jones / Mark Dennis / NOT IN ATTENDANCE
- **Welcome Committee** – Nancy Heise. This is a new volunteer position created 2nd Quarter 2020. Nancy has made contact with most of the new owners & provided our information sheet. The new owners have been appreciative of the information and outreach by the HOA.

8. Weed Gate and Harbor Master – Bob Eales. Bob explained that he and Randy could no longer support the repairs and maintenance on the old system and proposes the HOA needs to hire a professional/company to handle the weed gate. OR, should there be individuals within the HOA who are willing to maintain and repair the current system, those individuals take on the job of weed gate responsibilities. Bob and Randy would no longer maintain & repair the current system.

Bob asks to approve funds for this project, not necessarily his proposal, but a proposal acceptable to the SKHOA, present appropriate proposal to BOD and then membership for approval. Martin Kuban proposed that the project be capped at \$60K.

Motion – Bob Eales
2nd – Tim Heise

Discussion – Troy Lotane would like to amend the Motion to move forward with a proposal and BOD decides best interests of HOA. Ben Daughtry said he would look into additional resources from his contacts who could handle this project and provide Bob Eales with the information.

Motion updated to: Approval of fund for a Weed Gate proposal, not to exceed \$60K, a proposal is presented to the BOD who approves fund expenditure for HOA.

Yes Members – 36
Yes Proxy – 11
No Members – 0
No Proxy – 1
Motion PASSES

9. President's Report. Deed Restrictions and Bylaws ratification for 2021.

Information provided by Marv:

- The Deed and Bylaws Restrictions last update was 2008
- Our HOA is unique since we meet all the requirement for a HOA
- These documents have both wording changes and updates
- Once approved Secretary and President sign, notarize and documents are filed with the clerk of the court.

Question: Why was the BOD change to read that you did not need to be full time resident?

Answer: The law does not allow for HOA to exclude PT residents from the BOD.

Question: Why is the BOD spending approval move from \$5K to \$20K. Answer: The \$5K was there since the 80's and \$20K is more in line with today's costs.

Motion – Gail Schindler
2nd = Marlene Logan

Discussion – Why was rentals changed from 6 months to 1 year. Answer: The review committee felt this community preferred yearly leases vs 6 month rentals.

Yes Members – 33
Yes Proxy – 10
No Members – 4
No Proxy – 1
Motion PASSES

10. Motion to Change rentals back to 6 months made by Alex Baglioni
2nd – Forrest Young

Discussion: The new Bylaws of requiring 1 year rental/lease do not change our situation and would like to allow seasonal rentals in our community.

Yes Members – 3
Yes Proxy – 0
No Members & Proxy - 43
Motion FAILED

11. Additional Agenda Items - NONE

12. Election of Board and Officers - All Votes YES / **PASSED**

13. President to name Committee Chairs – All Votes Yes / **PASSED**

14. Set 2021 Dues for Maintenance, utilities, and operations

- 2020 Dues were \$500.00 per lot and \$150.00 per dock lot.

Marv presented to the members the recommendation to increase the dues to cover standard yearly costs increases and the approval of the Weed Gate Project. The current bank account reserve is depleted and we need some reserve over the normal budget. The annual Income currently is \$61,325 from dues. This increase would bring the Dues income to around \$110,000 for the HOA operation budget.

Motion by Tiff Murphy - \$1,000 / lot and \$150 / Dock lot
2nd Tim Heise

Yes – All Members and Proxy votes
Motion PASSES

15. Motion to adjourn was made Gail Schindler and seconded Tim Heise. Meeting adjourned at 3:00 p.m.