

Casey Key Association
Minutes - Regular Board Meeting, February 4 , 2019
4:00 PM

Attendees:

Michael Thomas, Dawn Doughty, Lisa Napolitano, Jean Parm, Bob Lumpkins, Linda Leon, Dan Simmons, Mary Dee Hicks, Don Casto, Dan Deems & Marian Price

Resident Attendees:

Archie Urciuoli, Hank Tafaro, Mario Messina

Call to Order Michael Thomas

Approval of 1/7/2019 Minutes

Minutes of 1/7/2019 were approved, motioned and seconded by Don Casto & Bob Lumpkins.

Treasurer's Report

Jean Parm indicated that there were no unusual expenses or exceptions to the Treasurer's Report. Report was approved, motioned and seconded by Lisa Napolitano and Bob Lumpkins

President's Report

Michael Thomas reported that responses from the Annual Meeting so far, have been positive. The presentation made by the County with regard to the paving and two areas where severe erosion has compromised the roadway/watermain were informative and well received. Casey Key residents seem pleased with the paving process to date with a few exceptions of tar on driveways and underside of vehicles, roadway striping, and reflectors set too far apart, some reflectors missing already due to being struck by vehicles and one incidence of damage to a vehicle.

Lisa Napolitano will consolidate the list of complaints received, including those already submitted to the County, and will resubmit. Mike Thomas thanked Lisa for her fabulous job in keeping residents informed during the paving process. The entire Board agreed that the information process went extremely well and that the emails/updates from the County were helpful.

We did have a few people who showed up on Thursday night for the Annual Meeting that were not aware of the change of date even though it had been communicated several times via website, Facebook and email.

Committee Chairs/Reports

Security

Dan Simmons indicated that there was nothing new to report since the Annual Meeting.

Membership and Directory

Michael Thomas asked for a volunteer from the Board to assume the duties of membership. Directories will no longer be produced unless someone steps up to do this. There was a brief discussion of the duties. No one volunteered, so Michael said he would need to assign someone.

Picnic

Marian reported that plans for the picnic are progressing. She has left messages for John McCarthy at Spanish Point to confirm the picnic date but has not heard back from him. She will continue to follow up with Spanish Point.

Marian indicated that she has tried a few Mexican restaurants to cater the picnic but has not found anything to her liking. El Toro Bravo and Grasshoppers were recommended for her to try. Michael asked if she had a backup plan. Marian will consider a backup but will move forward with the Mexican theme menu for the Picnic. Lisa Napolitano and Mary Dee Hicks recommended a pizza truck as possible backup.

Parks & Conservation

Michael Thomas indicated that there is no longer a need to have a committee chair for Parks and Conservation and the position will remain unfilled until further notice.

Communications/Website

Lisa Napolitano has sent a list to inform the county that 21 people have issues with the road paving done by county. Some issues include pooling water, tire marks on driveways, damage to vehicles, etc. Lisa will continue to follow-up with the County to get all complaints resolved and compile an all-inclusive list for Michael Thomas to take to his next meeting with the County. Marian Price noted that she is good friends with Mike Horan, the President of Ajax Paving, and contractor for the Casey Key paving project, and would be happy to intercede to get complaints resolved should it become necessary.

With respect to the water pooling which was not addressed by the scope of the paving project, Bob Lumpkins inquired about the CKA Foundation funding drainage projects. Archie Urciuoli

said that the CKA Foundation has funded a few drainage projects in the past, but due to the CKAF bylaw structure these projects have been deemed “beautification” projects. Michael will talk to Dennis Doughty about possible funding from the CKA foundation.

Old Business

Roadway & Beach Revetments

Archie Urciuoli asked if anyone new when the next meeting with the County will take place to continue discussion about the two areas of roadway erosion. Michael Thomas indicated February or March depending on the results of the engineering report which could take up to 6 months to complete. Michael Thomas reported that significant information has been gathered to date and permitting could begin once engineering report is complete.

Archie inquired about the status of the special taxing district. Michael Thomas indicated that the County believes the special taxing district is still applicable. There will be further review and discussion, but basically, when the taxing district started, residents had to sign over their rights to the road in order to have the County assume maintenance of the road. However, only 60 residents complied and signed over the roadway rights. This is not an issue since once you allow someone to take over maintenance of property, called adverse possession, property rights transfer is assumed.

Additionally, since this taxing district is also based within a conservation district, about 100 housing units to the south are currently not included in this taxing district. Michael indicated that in order for this taxing district to be viable a new taxing district would need to be established. Since only 5% of the key would benefit from the revetment project, the primary basis and focus for the re-establishment of the special taxing district will be the protection of the roadway and underlying watermain which in is the best interest of all CK residents with regard to the revetment project at the 2100 block.

Mary Dee Hicks raised several issues she and neighboring residents have with the integrity of the roadway and proposed revetment project on North Casey Key Road.

1. Issues were raised about destabilizing the beach, due possibly in part, to the rock revetment project at 1027 N. CKR, she asked how this project was able to be permitted.
2. Additionally, due to the numerous cracks in the roadway, she raised questions about the underlying infrastructure/integrity of the roadway and how to ensure the residents in the area that the proposed revetment project and their investment in the repairs will guarantee that the current issues will be resolved.
3. Finally, she asked whether residents will have the opportunity to participate in discussions with the County about the proposed rock revetment project. In particular residents want to know that implementation of the revetment will not curtail access to

and enjoyment of the beach. She also asked if permitting for walk-overs to maintain acceptable beach access will be guaranteed as part of the project.

Michael Thomas addressed the above concerns, stating that there will be the opportunity for residents to participate in further discussions with the County in an upcoming forum and provided details on what the County has done to date to investigate and mitigate the current roadway integrity issues. The County has used GPR (ground penetrating radar) to identify voids, filled those voids with flowable concrete to ensure stability and installed a Petro-mat (waterproof membrane) to prevent future intrusion of water beneath the surface of the roadway. With regard to the rock revetment project at 1027 N. CKR, since permitting of this project is a matter of public record, he suggested Mary Dee acquire the details from the County. Additionally, Hank Tafaro indicated that when the rock revetment was installed at their section of beach, residents were given 90 days to submit plans and install walkovers as part of the process. This issue will need to be addressed and confirmed with the County.

New Business

No further business to be discussed, the meeting was adjourned at 4:45, motioned and seconded by Don Casto & Bob Lumpkins

Respectfully Submitted
Dawn Doughty – Secretary
Casey Key Association