

**Casey Key Association
Agenda
Regular Board Meeting, March 4 , 2019
4:00 PM**

Board Members Present: Michael Thomas, Don Casto, Mary Dee Hicks, Dawn Doughty, Marian Price, Lisa Napolitano, Maryann Andrews, Dan Deems, Bob Lumpkins, Dan Simmons and Linda Leon

Residents Attending: Melissa Welch, Mario Messina, Charles Colladay & Nanette LaSalle, Randy Burcham and Hank Tafaro

Call to Order **Michael Thomas**

Michael called the meeting to order and asked for the board and attending guests to introduce themselves. He apologized for being remiss in doing this at the previous meeting and wanted to ensure that the new board members were properly introduced and residents attending the meeting were introduced as well.

Michael informed Mario Messina of an upcoming lecture on Ride Tide hosted by The Casey Key Library Association on March 28, 2019 at 3:00 at the home of Chuck and Maureen Snyder. The presenters from Mote Marine will be Dr. Michael Crosby, President & CEO of Mote Marine Laboratory and Dr. Cynthia Ann Heil, Director Mote Marine Red Tide Institute & Manager Mitigation Research Program. They will be discussing current research and mitigation efforts.

Approval of 2/4/2019 Minutes **Dawn Doughty**

Minutes were approved, motioned and seconded by Don Casto and Mary Dee Hicks

Treasurer's Report **Jean Parm**

Jean Parm was not present but sent out the Treasurer's Report in advance of the meeting. The Treasurer's Report was approved, motioned and seconded Marian Price and Lisa Napolitano

President's Report **Michael Thomas**

Michael reported that he and Tom Stuhley had their regular monthly meeting with County last week. Topics discussed were the paving project completion, the shoreline restoration projects and the taxing district viability.

Paving Project

With the exception of two outstanding items; crosswalk repainting and resolution of the damage to a vehicle, the paving project is complete. There is an issue with density of the paving on the South end of the key, which may cause the paving to become tacky and break

apart during the hot summer months. This issue will be monitored by Ajax paving and the entire South end of the Key may need to be repaved if deterioration is evident. The numbered marker signs placed by Ajax paving will be removed once follow up monitoring is complete.

Shoreline Restoration Projects

Michael reported that the shoreline restoration project is a very high priority for the County and the target date is June 5th to submit the engineering report to the County Commissioner's with recommendations for proceeding with expenditures for repairs. Michael indicated that costs associated with the Taylor Engineering report are not representative of actual costs and more accurate costs will be determined during the actual design phase. There are two additional meetings scheduled in July to present findings to the County Commissioner's if the June 5th target date is not met. The next public meeting will be when the design process is 30% complete, approximately 2 months after initial submission to the County Commissioner's.

Michael also reported on the issue of walkovers/beach access for residents which came up at the February Board meeting. Per the County, walkovers will be built into the plan and the County is proposing constructing the walkovers as part of process. Michael expressed concern that this might slow down the process.

Taxing District

Per the County Attorney, the taxing district is still viable and to change the tax district would require 67% approval vote of Casey Key residents. Current taxing district runs from 600 CKR to the Northern most end of Casey Key. Tax assessment for the costs associated with repairs will be 50% County and 50% Casey Key residents.

Melissa Welch inquired about our hiring an attorney to argue with the County Attorney to set precedent since perhaps more of the financial responsibility should be County's due to other beach/shoreline projects financed solely by the County. Michael stated that due to the private beach ownership structure in place on Casey Key he did not believe that to be an option. However, if residents felt strongly about this issue, funds could be raised for legal advice and expenses.

Mary Dee Hicks stressed the importance of communicating to all residents the upcoming meetings and ensure residents are aware all implications associated with making repairs since the timing of the meetings and approvals with the County will occur during the Summer/early Fall when most residents are not residing on the Key. Dawn Doughty suggested using the County Library's teleconferencing system so residents can tune in to important meetings. Hank Tafaro reported that the system is currently not functioning. Options to ensure access to meetings will be explored and communicated to residents.

Committee Chairs Reports

Security

Dan Simmons

Dan reported that there have been no major issues since that last meeting with the exception of the continual traffic back on the Blackburn Point bridge. He has instructed Sheriffs on patrol to council and control the foot traffic and bikers to let cars clear before crossing the bridge. The patrols will be positioned at the Blackburn Point bridge during peak traffic times to reduce backups.

Membership and Directory

Dan Deems/Linda Leon

Michael Thomas asked Dan Deems to assume the duties of Membership. Dan Deems agreed to take over this responsibility. Dawn Doughty offered to help get him up to speed on his new duties. Linda Leon volunteered to assume the directory publication since she and other Board members have received significant pushback from residents that the directory would no longer be published unless other volunteers offered to take on the task. Linda indicated that she would be soliciting several residents to volunteer to assist with the project. Dawn Doughty will meet with Linda and Dan to outline duties

Picnic

Marian Price

Marian reported that she continues to fine tune the details for the picnic scheduled for April 7th at Spanish Point, same spot, parking setup, and golf cart rides to event site. She has not received the estimate for the bar service, beer/wine, from Spanish Point but has budgeted approximately \$1,600 for the expense. She will follow up with Spanish Point for estimate and selection of beer and wine to be provided. Lisa and Dawn will help with the selections, if necessary. Estimates for the catering/food were received from El Toro Bravo and Grasshopper's shortly after the last Board meeting and are based on 120 people attending. Marian has dined at both restaurants, believes the food is comparable and will make a final decision shortly. She is leaning towards Grasshopper's primarily due to their responsiveness to her inquiries. El Toro Bravo has been a slower to respond and less forthcoming with details.

Lisa previously recommended Andre for Spanish guitar for the event for 3 hours \$ 700 and \$200 per extra hour. Marian has booked Andre for the event with the extra hour.

Marian reported that she needs décor items, please let her know if you any to provide. Dawn Doughty checked with her source at The Oaks, no Mexican themed décor available to borrow for the event.

Finally, Marian will finalize the postcard with details of the event and get mailed out within the next few days to CKA members.

Communications/Website

Lisa Napolitano

Lisa has sent out via eblast, an email to all members asking for their support for the AFFB Campaign Against Summer Hunger. The Casey Key Cares & All Faiths Food Bank donation

button is up on the webpage and donations are coming in. Lisa stated she could make the donation button “public” so that non CKA members could donate via the webpage as well. She will send out reminders and update members on the amount of funds raised toward the goal of \$40,000.

Lisa will also update the Picnic information on the webpage.

Old Business

Discussion of Taylor Engineering Report for the Shoreline Restoration Project. (see attachment)

Michael Thomas gave a brief summary of the Taylor Engineering Report and the proposed options:

1. Dune – Beach fill
2. Metal seawall with concrete cap.
3. Rock/boulder revetment pie shaped going out 30 ft.
4. Groin fields – go out about 200 ft, boulders in t shape with ‘t’ going back towards shore.
5. No Action

Discussion of the pros and con of each option were discussed at length. The rock revetment option is the most favorable and supported approach due to the ability to get it permitted in a timely manner, reduced “scouring” effect of adjacent beach, and ease of installation. The Groin field approached gained some traction in the discussion due to the fact that they sit below surface of water level, have been installed throughout the world and is known to not only build beach, but increase wildlife and enhance reef systems. The downside it is very expensive, must be maintained, requires Army Corp of Engineer involvement , lengthy permitting process, and Groin fields have not been approved in Sarasota or Florida for over 30 years.

The option to obtain an independent engineering report with Groin Fields as the primary approach was discussed and it was determined that the cost of obtaining the report would be very costly. As an option, we could pursue with Taylor Engineering or another company, to get a recommendation and opinion on the likelihood that we could get Groin Fields approved, permitted, the approximate timeframe for approvals, and estimate for installation and maintenance expenses.

Michael Thomas is concerned about bringing in additional options if it will slow the process down and run the risk of losing the County’s attention on the matter. If we become indecisive, the County may proceed to option 5 above which is “do nothing”. We agreed to proceed as planned with the recommendation and support for the rock revetment approach but will

inquire about the expense of obtaining an opinion on Groin fields from an engineering company.

New Business

Randy Burcham brought to the Board's attention the issue of short-term rental violations occurring on Casey Key. Randy provided documentation from various rentals sites offering stays less than 1 month from his neighboring properties. (see attached documentation and Observer article about short-term rental and fines).

Dan Simmons reported that he has been in contact with Mark Robbins at the County who works in the code enforcement office. Mark Robbins response was less than enthusiastic citing that enforcement of these types of complaints was difficult. Dan informed him that the CKA and Casey Key residents would begin documenting violations and submitting them to his office for all known short-term rental offenses on Casey Key.

After some lengthy discussion on the matter, it was decided that the best way to proceed would be to notify all Casey Key residents of the Zoning Rules, Regulations, Laws and possible Fines associated with short-term rentals on Casey Key within the encompassing Conservation District and encourage residents to collect documentation on violations, submit to the CKA and to the County's Code Enforcement Office (Mark Robbins)

Mary Dee Hicks, Randy Burcham and Dan Simmons will draft a letter outlining the issues and rules governing short-term rentals on Casey Key for Board approval and distribution to residents prior to the next Board meeting in April.

Meeting was Adjourned at 5:30 pm

Respectfully Submitted
Dawn Doughty – Secretary
Casey Key Association

Attachments:

Taylor Engineering Report
Randy Burcham Documentation Short-Term rentals
Observer Article – Short-term rentals and fines