

**Casey Key Association
Minutes
Regular Board Meeting, April 1 , 2019
4:00 PM**

Board Members: Michael Thomas, Dawn Doughty, Dan Deems, Linda Leon, Dan Simmons, Bob Lumpkins, Jean Parm, Dan Casto, Marian Price and Lisa Napolitano

Residents: Archie Urciuoli, Connie Davis, Rick Broadhurst, Sean Murray, Deb Henrietta, Nanette LaSalle, Charles Colladay, Sandy Warner and Carla McGill

Call to Order **Michael Thomas**

Michael Thomas called the meeting to order at 4:00.

Approval of 3/4/2019 Minutes **Dawn Doughty**

Minutes of the 3/4/2019 meeting were motioned, approved and seconded.

Treasurer's Report **Jean Parm**

Jean Parm reported that all expenses were in line. The only new item was computer repair expense for \$300 to repair CKA computer which had stopped working. Jean had all unnecessary programs removed from the computer and it is expected to last for 4-5 more years.

President's Report **Michael Thomas**

Michael Thomas reported on topics discussed at the monthly meeting with the County regarding the road and shoreline protection projects for Casey Key.

The preliminary Shoreline Protection Study is complete with the installation of a rock revetment as the preferred approach. There may be some issues with the approvals for the rock revetment with the County.

Advertised design contract bids went out March 4 and the County will be accepting bids until April 10th. Once all bids are submitted the timeline is approximately 3 weeks to one month to process bids and give contractors opportunity to finalize plans. Presentation for preliminary design and costs should be ready to go to the County Commissioners for the July meeting. The preliminary plans will include walkovers as part of the scope of work to be completed. Once the project is completed, homeowners will need to give "Consent to Use" permission to the County for ongoing maintenance.

The Consent to Use requirement brought up discussion of the special taxing district issue. The initial concept of special taxing district was to pay into a fund a minimal amount in-perpetuity for ongoing maintenance of the road. In the past, homeowners were not happy about the in-perpetuity aspect of having to paying into the fund.

Michael stated that with the issues associated with North Casey Key Road, the County will have to come back annually to preform ground penetrating radar and maintenance to ensure the road on NCK is stable. Reinstating the in-perpetuity clause for the special taxing district would ensure funds would be available for any ongoing maintenance issues.

Don Casto asked about pulling permits and the associated timing. Michael stated the permitting process will start in July and is expected to take 3-6 months.

Archie Urciuoli stated he has re-read the entire special taxing district language and history. Initially Casey Key Road was made a toll road within the special taxing district. There was considerable public outcry about this issue from non-CK residents. Additionally, there is nothing in the language that states these funds can be used for shoreline maintenance. Several residents he has spoken with are in favor of "No New Tax" for this project and believe the County should incur the costs associated with protection of the public road and underlying watermain. Residents will benefit no more from this project than will the general public and recommends we continue to pursue this issue with the county.

Michael advised Archie to review documents chronologically. Taxing district did not go through until toll road concept failed. The County will need to redraw the special taxing district to include all residents, currently about 100 homes will not pay any tax at all for the ongoing maintenance of the roads. County Commissioners may be hesitant to reopen this issue and the redraw may not happen.

Connie Davis stressed the importance of doing the County's work for them with very detailed information they are more likely to adopt our recommendations. What is our argument in July? We don't want to pay for it, only pay for part or maybe redrawn taking district? Initially County staff wanted to go with seawalls, the CKA presentation to the commissioners that turned around. Talk directly with County Commissioners, choose our battle and move forward with the plan.

Committee Chairs/Reports

Security

Dan Simmons

Dan reported that the Sherriff patrols will be stationed at the bridge to help alleviate traffic and pedestrian issues. The Sherriff patrols will stay at the bridge during peak hours this month and next month. Dan will reevaluate with them in June.

Linda Leon inquired about having the bridge openings on a scheduled basis verses on-demand. Connie Davis gave history of our efforts to date and it was determined by the County Inland Waterway Commission that due to the shallowness of the channel it is more dangerous for boaters to be backed up in the waterway than to have cars backed up on the roadway.

Sean Murray reported that the past few days there has been an issue with low flying planes over the beach. Sean inquired about what the rules were and how to report this incident to the proper authorities. Dawn Doughty stated she believes that any aircraft, including parasailing, should remain 500 yards offshore at all times. Michael suggested getting the tail number of the aircraft and report it to the local FAA.

Membership and Directory Dan Deems/ Linda Leon

Dawn met with Dan and Linda to get them up to speed on membership duties and the directory production process. Dan has access to Membership works, is getting familiar with the program and working on some membership issues. He has created a google document with an online manual so all can access any information.

Linda has enlisted the help of some Casey Key residents to join her Directory Committee. Her primary challenge will be getting up to speed on Excel and Microsoft Word. Dawn will give Linda some books she uses, and Linda will seek out a tutor to help with her duties.

Picnic Marian Price

Marian Price reported has chosen El Toro Bravo as the caterer for the picnic. Marian expressed disappointment that to date we only have 65 people signed up to attend and she may need to scale back on the food and rental equipment. Marian expressed concern for the reason why CK residents have not signed up, for the past couple of years attendance has been lower than expected. Some of the issues cited by attendees at the meeting were food selection, cost and location. Michael suggested we send out a survey after the picnic to get a better sense of the issues and to help with planning for next year.

Communications/Website Lisa Napolitano

Lisa reported that they are no issues and the communication process is going well. She tries to space out the email blasts when there are several items that need to be communicated. Combining information in one email is problematic as residents tend to not thoroughly read them.

Old Business

Short-Term Rentals

Michael thanked Mary Dee Hicks and her committee for putting together a well written letter to the residents about the Short-Term Rental situation. Michael has received very positive

response and several residents are now documenting activity of possible short-term rental violations on the Key.

Additionally, it was noted that the County's Homestead Division is also reviewing VRBO and other rentals sites for possible infractions of the Homesteading Act and may pursue revoking homestead exemptions for confirmed violations.

New Business

Rick Broadhurst raised an issue he had with a new neighbor about usage of beach; what are the parameters for ownership of the beach and how to provide for his enjoyment of the beach? Michael informed him that the new neighbor owns up to the wet sand and if he wanted to enjoy the beach he should do so on his deeded easement and reduce the possibility of further conflict.

Having no further business, the meeting was adjourned at 5:20 pm

Respectfully Submitted,

Dawn Doughty, CKA Secretary