

**Casey Key Association  
Minutes  
Regular Board Meeting, May 6, 2019  
4:00 PM – 6:10 PM**

Board Members: Michael Thomas, Dan Deems, Linda Leon, Dan Simmons, Bob Lumpkins, Jean Parm, Dan Casto, Marian Price and Mary Dee Hicks

Residents: Archie Urciuoli, Tom Stuhley

**Call to Order** **Michael Thomas**

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

**Approval of 4/1/2019 Minutes** **Michael Thomas for Dawn Doughty**  
Minutes of the 4/1/2019 meeting were motioned, approved and seconded.

**Treasurer's Report** **Michael Thomas for Jean Parm**  
Michael Thomas reported that all expenses were in line. The group congratulated Jean Parm for her awesome work.

**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.

Mary Dee Hicks was called on to discuss the April 17 Casey Key neighborhood meeting which she kindly held to notify the surrounding neighbors that will be directly impacted by the road and revetment project on the specifics. One of the main items apparent to the group at the meeting – was great misunderstanding about the impending project – particularly in non-CKA members. Michael Thomas was also present at that meeting and concurred. Mary Dee reported that there was overall confusion by the group about the specifics of the project and general concern that the revetment would disaffect property values as it would likely

reduce access to each beach etc. There was a discussion at the meeting about the change in definition of property line as defined by mean high water line. There was a discussion that there was no county “obligation” for repair, and one of the Taylor Engineering options was “do nothing”.

The lack of group understanding led to the Board deciding that a meeting to inform all Casey Key residents of the project’s specifics. The Board will make plans to hold this meeting before the end of May when most snowbirds have left.

The Board discussed that its main role is to facilitate information exchange between the county and Casey Key residents in order to keep the project momentum moving forward.

Mary Dee has assembled a communication list of the local residents most directly affected by the project to add to the CKA membership list for communication. Dan Deems will merge this list and will work with Lisa Napolitano who may have a comprehensive list of all homeowners of Casey Key to create a communication list to announce an all homeowner meeting in later May.

Michael Thomas noted Spencer Anderson of the county project has been very responsive to the Board on issues regarding the CK road repair and the revetment projects. The Board emphasized the importance of keeping the project moving forward since it is one of only two projects the county is slated to provide resources for – with the other being the Legacy Trail Project.

Michael Thomas noted that only 3 of 12 Engineering candidates responding with a bid for the road and rock revetment project. The county Board will likely decide on or about their July 9<sup>th</sup> meeting. Taylor Engineering is high in the running. The tentative timeline appears to be surveys and planning completed by the end of August with the labor beginning around first of the year 2020.

Tom Stuhley discussed a local Nokomis Company that is installing underwater Reef Balls that can serve a multiple purpose of reduce shoreline erosion, be accretive to beach sand and promote marine life. The group agreed on the benefits. These have been successfully deployed in the Bahamas and the Caribbean. There was a discussion on the difficulties receiving approval by agencies like the Army Corps of Engineers with the potential effects on water navigation.

## Committee Chairs/Reports

### Security

#### Dan Simmons

Dan reported that the costs for the off-duty Sheriffs are likely to increase with a need to increase minimum hourly commitment from 3 to 4 hours. Marian suggested using a security company as they do on N. CK Road. She noted this is very cost effective and has improved safety and security. Dan will consider this and contact that company for a bid.

### Picnic

#### Marian Price

Marian Price reported the outcomes of the CK annual picnic on April 7 at Spanish Point. All those who attended reported it being a “fabulous event”. The Board congratulated Marion on her tremendous efforts. There was a year over year decline in participation she noted but a total of 99 CKA members attended. She is uncertain why the numbers were lower this year, be it cost, location or other unidentified factor. Despite this those who attended were quite pleased. The Board suggested sending out a survey to CKA members to query the group. Marian suggested doing some “After Picnic Marketing”. She reported costs:

• Caterer	\$1,825
• Entertainment	\$1,000 for 4 hrs
• Rentals	\$1,006
• Beer/wine	\$1,440
• Bartender	\$ 125
• <u>Mailing, Decorations, Cake</u>	<u>\$ 531</u>
Total	\$5,928
c.f. 2018	\$6,420

### Membership

#### Dan Deems

Dan presented information sent to him from Lisa Napolitano regarding problems on certain email and mailing addresses where communications have been kicked back. This was noted most recently in the CKA email campaign sent regarding All Faiths Food Bank. Dan reported working through those names and identifying the

correct addresses by communicating by their cell phones or through their business emails. This information in combination with Lisa's all CK resident list will be used to communicate about an all resident meeting this month for the road and rock revetment project.

## **Old Business**

Payment for the *"Sarasota County Public Works Capital Project: Casey Key Long-Term Alternatives Analysis"*

The county views this as a "Road Repair Project" as outlined by Michael Thomas and Tom Stuhley who have dedicated a great deal of time attending all the county meetings and keeping the CKA Board and members abreast of its progress. Inasmuch as Sarasota County views the entire project as Road Repair, Archie Urciuoli prepared a potential draft of a letter the CKA Board could send to the county on behalf of the residents on project payment. This draft was reviewed by the Board. One of the main points was to outline that of the approximate 40,000 linear feet of Casey Key the project in the mid-road repair constitutes < 5% of Casey Key and equally benefits county residents frequenting CK beaches as CK residents and thus asking Sarasota County Board to not distinctly penalize the north CK residents for payment – specifically the MSTU (North Casey Key Special Tax District) established in 1988. Archie noted that there are 96 CK properties south of the special tax district. The Board made several suggestions and Michael Thomas noted he would revise the letter and forward to the Board for review this coming week.

## **Old Business**

Short-Term Rentals

The Board discussed the letter sent by Joy Miller. A discussion ensued about the importance of documenting violators of the short-term rental policy. Michael emphasized that the Board needs a methodology for collecting information on code violations. It is only through frequent communications with the county of specific violations along with pictures and details is the county able to take action. Dan Simmons noted to the group that he has had one particular case under review since July 2018 and is still waiting for action. There was a discussion of a long-term Airstream 5<sup>th</sup> wheel RV being parked in the front of a CK property in violation. Additional discussions by residents noted renters walking across private property to access their rentals and the beach.

Although the County can levy fines up to \$5000 for repeat offenders, Michael and Dan noted that the only mechanism for the county to take action and collect on those fines is at property sale. Michael and Dan emphasized that the CKA Board can take no action on the violators. Thus, the Board agreed to create a letter outlining that it can only advocate for CK residents regarding rental violations by communicating with the county all the information it receives on violators so the county may take action.

#### All Faiths Food Bank

Archie asked that the Board take caution on which NFP it endorses, specifically referencing All Faiths Food Bank. The recent email letter AFFB sent out through the CKA noted that there were “40,000 at risk youth in the county”. He was worried this was an overstatement of the need to encourage donations. His estimation was that this number represents 3/5ths of all youth in the county at risk for hunger. Archie reported that approximately \$500,000 of their capital budget was being used for salaries for 4 individuals. CKA Board is dedicated to getting food to the children in need, but carefully assess if AFFB is the best mechanism to do so. Marian noted that Valerie has resigned from the Casey Key Cares committee but Dennis Doughty has now joined the AFFB Board which will infuse his great knowledge and experience.

As the meeting concluded it was decided to move forward with general meeting of all CK residents – potential dates and ways to communicate with the non-CKA members was discussed. Lisa Napolitano has access to the entire resident mailing list so we will ask for her help on this when she returns from vacation.

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Having no further business, the meeting was adjourned at 6:10 PM

Respectfully Submitted,

Daniel Deems, Membership Chair for Dawn Doughty, CKA Secretary