

Casey Key Association  
Minutes of the Regular Board Meeting  
January 9, 2023, 4:00pm via Zoom

Chairperson in Attendance: Lisa Napolitano

Board Members in Attendance: Maryanne Andrews  
 Dan Deems  
 Dawn Doughty  
 Jean Parm  
 Janet Schwartz

Board Members Absent: Don Casto III  
 Mary Dee Hicks  
 Caroline Edwards

Residents in Attendance: Chris Tribelli  
 Heather

**Meeting Called to Order**

*Lisa Napolitano*

**Approval of 12/5/22 Minutes**

*Lisa Napolitano*

- A. Agenda and minutes were emailed to the Board in advance of today's meeting.
- B. Recommended changes to the past minutes: none.
- C. Lisa asked for a motion to approve the minutes. Approved and seconded: Jean and Dawn.

**Treasurer's Report**

*Maryanne Andrews*

- A. Financial reports were emailed to the Board in advance of today's meeting.
- B. Statement of Financial Position as of 12/31/22:
  - 1. Checking: approximately \$136,000.
  - 2. Money Market: approximately \$79,817.
  - 3. Total Assets: approximately \$216,451.
  - 4. Net Income: approximately \$37,887.
- C. Maryanne said: Just for comparison, as of 12/31/2021, in our SunTrust checking, we had \$98,000, and in our money market, we had \$79,000. That will run through the rest of the reports. That variance, but year to year will run through the rest of the statement.
- D. Maryanne said: The yearly comparison, which compares January through December 2022 versus January through December 2021:
  - The annual meeting. We did a Zoom meeting in 2021, and we spent \$140. In 2022, were at the Oaks, and we spent \$4,600.
  - The picnic expenses, we didn't have a picnic. In 2021, we spent \$6,600.
  - Printing and copying in 2021 was \$5600. In 2022, it was \$2,900.
  - Security in 2021 was \$34,000. In 2022, it was \$39,000.

We had zero legal expenses, and we spent some money on windows at library.

- E. Dan asked about miscellaneous expenses, and Maryanne said: Toy Drive was coded to miscellaneous. The \$25,000 in 2021 was related to Toy Drive. I know Toy Drive money does flow through this checking account. In 2021, we collected \$25,000. In 2022, we collected \$20,000. Still a really nice, generous amount to be able to use to donate to Salvation Army.
- F. Dawn said: I think that we had anticipated that the Flock safety cameras would have been installed this past year. That kind of explains the roughly \$10,000-\$11,000 difference there. Otherwise, we would have broken even on that.
- G. Lisa asked for a motion to approve the treasurer's report. Approved and seconded: Jean and Dan.

## **President's Report**

*Lisa Napolitano*

A. Casey Key Shoreline Resiliency Project (SRP): Donor meeting on January 12 at 5pm: see email for details.

### B. Houseboats

1. Owners were served two summons and did not reply to either.
2. Issue will go before special magistrate.
3. They have to post notices on his property.

### C. Blackburn Point Road Bridge

1. The county has asked about putting the swing bridge on a fixed time, because eventually we're going to be replacing that bridge over the next couple of years.
2. There was a petition that went to the county and the Coast Guard about changing it to fixed, but they're asking what our opinion is from Casey Key.
3. Do you think this should be a question at the annual meeting, or is it just a generalized email that goes out?
4. Dan said: I would suggest you make it as a question: an annual meeting question and maybe an email. Residents might be interested in joining or renewing CKA so that they have a vote in the swing bridge.
5. Janet said to new residents: If you'd like to participate in the annual meeting, we need your dues before the 19th. I think you're right. I think that's a good carrot.
6. Everyone agreed to add swing bridge to annual meeting.

### D. Board Members

1. Grace Schultz is not going to be secretary. Lisa asked Janet if she could be secretary. Lisa and Janet agreed that they need to have a director. Lisa said we need board members.
2. Lisa said she has asked many people.
3. Lisa thanked Chris for being treasurer.
4. Lisa thanked Maryanne for doing a great job as treasurer.

### E. Annual Meeting

1. Lisa shared her annual meeting presentation and discussed the slides.
2. Dawn said Spencer Anderson would come to the meeting.
3. Dawn contacted the Sheriff's Department.
4. Everyone agreed to no changes to the dues.
5. Membership: Dan said that he and Janet are working on the numbers.
6. Janet wants to make a more compelling case for membership. Janet asked if we prorate dues, and Lisa said no.

7. Dan and Janet will come up with a little wording to enlist the help of current Casey Key members who encourage their neighbors, and particularly new neighbors, to join.
8. Lisa needs everything done by Wednesday.
9. Unfortunately, the road and the bridge, they're all delayed. The sea wall projects are more delayed due to the hurricane needs down south of us.
10. Zoom, it's not as interactive and unfortunately there's just not enough large space out there for us to secure. The Oaks we had, but they weren't going to provide any refreshments. I think the reason people want to go to these meetings is for more social gatherings as well, and without that, it makes it difficult. We do achieve better attendance when it's a Zoom, because if people are traveling or people just want to just hop on wherever they're at, I think we do get a little more input there.
11. Dawn asked Lisa: How are you going to answer or handle Q and A for the Zoom? Are you going to hold them off to the end? Are you going to do it section by section?
12. Lisa said: I would say we should do it section by section, and we can do polling for the questions, which made it really easy. All the questions will be reset and we just do a poll answer the question and it comes in automatically. I may ask Carl or someone else to monitor, as we have done in the past, because we do need somebody monitoring the questions. I've set Dawn up as a host as well for the meeting, and then whoever is going to be presenting as a panelist, so you can hop in and reply and do your presentation. Everyone else will be muted, because it's a webinar. The only way to ask questions is to print. The other good thing about that is in a live setting you get a little more interaction, but you sometimes don't hear the question. At least with the webinar they're written out, people can read them, and they're answered in writing.
13. Dan said: the only problem with the zoom is we can't regain that camaraderie. I think we need to function as a key. There are enough projects and things that how do we get people to feel like they're part of the group and that's the only thing that we're missing. How can we make it less of we're just stating the information that we know about resiliency or the beach or the bridge projects, et cetera, and talk about what CK Association means, particularly for the new people. They've never really felt the case of key association since COVID happened in reality. I can feel that when dragging membership, it's been very difficult. It's been different than any year that I've done it and people are saying "Why?" We reflect a really cool, neat community. How do we do that? How do we recapture that? Some people have never even experienced it.
14. Janet said: We did have a new member get together last year which was very successful. We had it at Leslie's. I can't remember the head count, but I thought that was a very successful way to bring new members in and tell them all about us and make them feel connected.
15. Lisa suggested: we'd really like to host maybe a pop-up event, which I kind of mentioned a few times because the mingles haven't really been successful, but maybe we secure Pops, like the whole outside patio and just do a pop up cocktail event where maybe the association kicks in some money and then it's paid for. Drinks on your own, but we provide some snacks. I think we could get that done. There's just really no place that you can go and secure space for that many people if there's an attendance, unless someone's willing to donate their home and do it.
16. Dan said: Janet, maybe you would just be willing to take a slide. Just describe the new member get together and just kind of open the concept up about how to bring on new members. Just as a slide, just describe what we did last year. And maybe get a little enthusiasm. We can get more people to be thinking about that. Someone might step up like Leslie did and say, wait a second, I'll have it at my house.
17. Lisa said: This is an annual meeting presentation to kind of go through the facts, as I said, for other business, new business, we can discuss it, and if Janet, if you want to put something together, I'm happy to talk through it. It's really hard on a zoom to have so many people bouncing in and out, but I get it, and I think it's a great idea. And the welcome party was awesome. The picnic was awesome, and I believe we have the same space for the picnic. Maybe we should pick a date right now for that.
18. Everyone agreed to ask Terri about Sunday, April 23, for the picnic.
19. Heather said she and her friend Elizabeth would be interested in being on the Board.

20. Heather offered to host a new member event, and Lisa said awesome.

## **Security and Albee Bridge**

*Dawn Doughty*

### A. Intelligence2Action reports

1. The Sheriff's Department owes me these reports for November and December.
2. Dawn requested the annual summary from them for the annual meeting.

B. Dawn requested someone from the Sheriff's Office be present at the annual meeting.

### C. Albee Bridge Repairs

1. Notices about things going on South Key with all the backups and delays and everything being posted on the Facebook page. Lisa and I both reached out to the county at that point to say what needs to be done. We had an officer on duty. As soon as we found out about it, we kind of sent them down there and said, you need to keep an eye on what's going on down there and kind of handle traffic as you can. They were only there for like 4 hours and it was middle of the day, so not necessarily the huge issues, but I did end up eventually speaking with Alex in Spencer Anderson's office and just kind of let him know everything that was going on down there and that it was just absolutely crazy. Two hours to get off the Key from half a mile away is ridiculous.

They agreed and we spoke with Spencer on this past Friday, talked to him about all of the concerns, basically making sure that they have patrols. There will be two patrols from ten until seven every day that we are down to a single lane closure. We are not sure at this point whether they're going to do it seven days a week or whether it's just going to be Monday through Friday that they're going to have the single lane closure. They're going to have those sheriffs in place until January 19. When they get closer to that date, they'll reevaluate.

Starting this Friday or Saturday, the bridge will only be open every 30 minutes. It is currently closed to Marine traffic as of now. It will not be opened until Friday, supposedly. So, it's locked. They will not be opening the Albert Road Bridge.

They're also going to change the timing of the traffic light to allow the green light longer to exit the key than the incoming. Hopefully that will help clear people out. They're going to provide a little additional traffic support closer to the jetty to keep people from jumping into the southbound lane and going north. They're going to be monitoring both of those situations, the traffic flow, and then kind of the aggressive behaviors that we experienced during the last closure.

2. Chris said: One other thing I would ask them to do is actually put a Porta John down there. People need to go to the bathroom. They've been sitting on the north jetty all day long, and a lot of our properties became bathroom facilities. People were almost 3 hours getting off the key, and they've been sitting on the north jetty drinking all day. Actually, one of our neighbors, a woman, begged to let her in so she could use their bathroom. It was it was bad.

3. Dan said: Chris actually put out a big basket of drinks so people driving by could hydrate because they were finishing off their cases of beer for the 2 hours while they're in traffic, and that's why some of the fights broke out and other stuff.

4. Dawn said: I appreciate that. I will certainly float that conversation with them. The whole point of having the sheriffs on duty is to direct the traffic.

5. Chris asked to have the county do that. Because there was a lot of people that were not running up to the beach or down to the jetty. They were just running into people's yards.
6. Dan said: There are several spots that are supposedly no parking zones that are just south of Nokomis Beach and its open grass and they could put a Porta John on and I think that's a great idea. If we happen to see people kind of heading toward our bushes, then we can at least direct them up 100 and 5200 yards to use the Porta John rather than our properties.
7. Dawn said: I think that we have their attention on this. Got the sheriffs involved and the shifts have been filled, so I know that there will be people there and we'll just keep an eye on it. That basically said, if anything happens, let them know and please let me know because I will let Captain Leonard know, and they'll do what they can about it. In addition to that, we're not going to be using our own off-duty patrol officers to do this. The county is 100% paying for these additional sheriffs. We will have some additional sheriff, an additional sheriff on duty that we hire on and off during that period of time, kind of during peak hours. If we need to, we'll send them down that way to help resolve some issues. Two people for ten days, almost full time, hopefully will alleviate the problems.
8. Chris and Dan thanked Dawn.

#### D. Flock Safety

1. The county had a meeting on the 3<sup>rd</sup> of January. I heard nothing.
2. Anyway, it is now going back to another nuanced interpretation as to whether we're going to be able to put these cameras on the public right away. I'm waiting to hear back and hopefully we'll hear soon about when we can install license plate reader cameras on CK.
3. In the meantime, I've already talked to Jimmy at the Fish House, so he's going to let us continue to host the cameras there.
4. I did reach out to Beach Comber about putting cameras on their property. She is supposed to get back to me, I'm hoping this week or early next.
5. Another conversation that I recently had with a resident is about doing a string of ring video cameras that can be linked together in addition to the license plate reader cameras at the bridges or at the entrance and exit to the key. It was an interesting conversation, but I think that as I left it, this needs more development. I think there are some expenses that will continue to be ongoing with that, and I just want to make sure we have some understanding of what that's going to be and who's going to do it. Is your Wi Fi strong enough to reach to the street? Do you have appropriate lighting? I mean, just for every single house, to hook up on the string. If you need 50 houses to make it up and down the key to make this work, that's a lot of legwork. I'm not sure anybody here has the capacity of their free time to do that. Might need to hire to do that. We need to understand what the dollar amount is going to be and how much and how often and all that.

#### **Membership and Online Directory**

*Dan Deems and Janet Schwartz*

1. Dan stated: 230 people have renewed this far as of just a few minutes ago. We have about 18 with no response. For Marianne, I think for budgeting purposes, we will hit 240. I think that's reasonable. Out of the 18, I'm sure I'm going to get two more and should be able to fill that. 230 renewals, eight likelihoods, and maybe a few more.
2. Maryanne put 235 in the budget.
3. Janet said: I'm hoping of the 18 to 20 new homeowners I approached, maybe we'll get a couple of those too.
4. Dan said: from January 2022 we have 18 new members.
5. Everyone thanked Dan and Janet.

6. Janet asked about the directory. Lisa said we will print a whole new directory after we get the final count around mid-February.

### **Communication and Website mycaseykey.com**

*Lisa Napolitano*

Lisa said she added Dawn, so Dawn is able to send emails from Membership Works.

### **Casey Key Boutique**

*Jean Parm*

1. Jean said: I went today and did a final count of everything in the locker, and I'll send Lisa and Dawn both a copy of that. Then I will give you the keys.
2. Lisa asked if we have Yetis, and Jean said yes.
3. Jean said we have wine glasses.
4. Lisa said how much we will miss Jean and thanked her for all of her help in some many roles.

### **Wi-Fi at the Library**

1. Dawn said we need Wi-Fi at the library.
2. Dan said that T Mobile had a good solution for \$600 per year.
3. Dawn said: let's look at pricing.
4. Lisa agreed that we need it, so we are able to show a video or such, and it would be a joint expense with the library.

(That was the end of the Zoom recording.)

Respectfully Submitted,  
Caroline Edwards  
CKA Secretary