

The Casey Key Association
Minutes of the Regular Board Meeting
February 6, 2023, 4:00 PM

Board Members Present: Dawn Doughty, Dan Deems, Chris Tribelli, Carla McGill

Absent: Lisa Napolitano, Maryanne Andrews, Janet Schwartz

CKA Members in attendance: Terri Dickson, Terri Seipel (Non-member), David Velliky, Ray Wersel, Hessa Lomar

Call to Order

Dawn Doughty

Dawn Doughty called the meeting to order at 4:06pm

Please note these the minutes of this meeting are being recorded via dictation software, please state your name for the record when responding or providing comments.

Approval of 01/09/2023 Minutes

Dawn Doughty

Dawn Doughty asked board members present if they have reviewed the minutes of the 01/09/2023 minutes. Are there any changes or correction?

Motion to approved Dan Deems and Chris Tribelli seconded.

We are going to make a few modifications and summarize those minutes before posting on the Casey Key Association web page.

Treasurer's Report

Chris Tribelli

Chris reported we have \$144,000 in checking and roughly \$79,000 money market account. Some bank fees and interest may not be reflected in the reports since monthly bank statements were not

available at the time reports were compiled. Chris will include fees and interest in next month's reporting. Motion to approve Treasurer's Report was made, seconded by Dan Deems and approved.

Chris has met with Maryanne to transfer Treasurer duties and is up to speed on all accounting requirements.

Chris inquired about being able to transfer funds between checking and money market accounts to obtain better interest rates. Dawn was unsure but would discuss with Lisa. Dan suggested making a motion to allow Chris to transfer funds back and forth between checking and money market accounts as needed and get clarification from Lisa. Motion was made by Dan, seconded by Dawn Doughty and approved by all board members present.

Chris has met with bank personnel to change signature authority for the CKA accounts and was able to secure an increase in our money market account rate to 3.32 percent.

Chris inquired about researching rates at other bank and potentially transferring our accounts to get more favorable interest rates. His initial research indicated some investment banks are paying 4.5 percent. Dawn suggested he research options and bring them back to the board next month. Chris will make sure any bank options are FDIC insured.

President's Report

Lisa Napolitano – not present.

Lisa Napolitano submitted a written report (attached). Dawn briefly reviewed the report stating it was a summary of the Annual Meeting. Feedback received to date from the Annual meeting has been very positive and asked if anyone else received additional comments or feedback. Dan Deems mentioned the only comments he received were

that members want in-person meetings and missed being able to get together.

Discussion proceeded to identify a space for next year's meeting that could accommodate 100-150 people. The Oaks would most likely not be an option due to a renovation project which may not be completed. Chris Tribelli will investigate Casey Key Resorts, Mainland, formerly Bentley's and well as Venetia Ramada in Venice which we know has sufficient meeting space. Chris will check out both locations and report back at the next meeting.

Security

Dawn Doughty

Dawn reported she received the incident reports for November, December and January which were delayed due to personnel changes within the Sheriff's Office. November 38, December 53 and January 55 incidents. Reports indicate no major incidents for Casey Key and mostly in the public parks, beaches, and boat ramp areas.

A few of the members attending commented about seeing an elderly couple, long gray hair, pushing a shopping cart late at night at the Blackburn Point bridge and other locations on Casey Key. Residents asked if Sheriff's Office should be contacted. Dawn responded, yes, they have a homeless advocacy team that could assist. Dan Deems agreed and advised they contact the Sheriff's non-emergency number 941-316-1201.

Flock Safety LPR cameras update. Permitting issues for county right of way are still ongoing. Dawn will be meeting with motel owners tomorrow and hopes to get permission to install cameras on private property. Chris Tribelli mentioned that he is an administrator for the cameras on South Casey Key Road, cameras are working very well, and sheriff's office is pulling data from the cameras on a regular basis.

Residents asked about House boat status and other issues with vacation rental violations on the key. Dawn reviewed the status of houseboat situation. Currently, several violations have been placed against the property and are scheduled for a special magistrate hearing in late April. County is in the process of serving required public notices.

Other short-term rental violations were discussed. Dawn mentioned the County is cracking down on short-term rental violation especially if homes are homesteaded. Offenders can lose their homestead exemption and are subject to fines and back taxes. Dawn encouraged residents to file complaints with Sarasota County code enforcement office. Chris Tribelli indicated there are a couple of violators on South key and have been reported to code enforcement at ceadmin@scgov.net. Chris suggested you could research properties on any of the rental's sites by searching available dates, current rental calendars can be found for each property to identify potential violators. Rentals are limited to 1 rental per 30-day period.

Communication & Website

Lisa Napolitano -not present.

Minutes for last board meeting need to be posted to the website. Lisa will get them posted shortly. Dawn suggested posting the minutes to the website within a few days of the meeting to keep members up to date on meeting discussions. She also suggested emailing the minutes to members, so they do not have to visit the website to learn what happens at the meetings. Dan Deem agreed and was favorable to the idea since better communications could help with membership.

Casey Key Boutique

Carla McGill

Carla McGill reported she received current inventory list Jean Parm. Carla inquired about the process for adding new items to the boutique. Dawn said she was not familiar with the process of identifying new items

but suggested Carla connect with Jean. In the past recommendations for new items and cost have been brought to the board for approval. Suggested Carla research items, obtain pricing and make suggestions at the next board meeting. Some of the items suggested were Tervis Tumblers, Yeti in different sizes, fishing shirts, Cork sickle products and some higher-end home décor items.

Membership

Dan Deems

Dan reported current membership is 246 renewed or new. Dan reported there are a few stragglers remaining to renew for this year, but he does not anticipate membership numbers growing much larger for this year.

Dan mentioned having Lisa Napolitano send new owner information to membership committee has worked well. Janet Schwartz, membership chair tries to connect with new owners to encourage them to join. Sometimes properties are listed as LLC or such and getting contact information can be challenging.

Dan indicated this year's membership drive was much more challenging than previous years and cited a few reasons he heard from members not wanting to re-join the association.

Dan elaborated in a discussion of CKA Mission, Goals and Objectives.

New Business

CKA Mission, Goals and Objectives

Dan Deems

Dan Deems facilitated a productive discussion surrounding CKA Mission, Goals and Objectives. Dan elaborated on some of the issues encountered during membership renewal. Membership overall is declining over the past few years. Of the possible 540 or so properties we average less than 50% total membership.

Dan reviewed the primary goals, objectives of The Casey Key Association and provided an assessment of how he views we are meeting these objectives.

- Promoting security and safety for residents
- Representing our member interests to county officials and the surrounding community to maintain a high-quality residential ambiance.
- Preserving the quality of our beaches and bays and the health of the vegetation and wildlife and advocating for environmental and conservation activities that are compatible with residential use.
- Developing a network of information, sponsoring community activities, and providing opportunities for volunteer services for Casey Key Association projects.

The general sense is that some members believe a division that exists both geographically and relative to some important issues the CKA is addressing. For example, issues impacting North and mid Key do not impact South Key and issues on South Key do not impact Mid or North Key. Residents feel their issue are regional. Overall, we need a better understanding of how well we are meeting and communicating our mission to our members.

Dan suggested rather than coming up with some specific solutions, we figure out how to unite or re-unite the Key. For example, when dealing with the County it is very important, we present ourselves as united to get them to address the issues we are having. The road project, which impacts everyone, has been underway for some time and has yet to be completed. There is also a lot of confusion about the connection between the road project and the beach restoration project.

Dawn stated they are separate projects. The County road project is to repair and protect the roadway and underlying watermain, from potential damage from erosion at the mid-key site and north key has structural damage from erosion. While delays has been ongoing, there are many factors that have contributed to those delays. Primarily the initial design for a rock revetment was denied by FLDEP because it would impact turtle nesting habitat. Plan B was a seawall which brought a new set of challenges, redesign and permitting approvals. The road project for north key has had similar delays due to residents requesting a design change from rock revetment to seawall so they will not lose access to the beach and water. Which in turn impacts their property values. Dawn stated that several residents have spent many hours working with the County to move this project forward for both locations. There also seems to be a lot of misinformation about who is paying for this project.

Dan suggested we should focus our efforts on our utilities and aging infrastructure, which he believes residents can get behind. We should discuss and devise a better communication strategy and combat the miscommunication that is out there. Residents attending the meeting, Hessa Lomar, Ray Wersel and Carla McGill volunteered to form a committee to work with The CKA and Janet Schwartz to formulate some ideas and suggestions for the board to discuss.

For Approval

Current Projects: No updates since Annual Meeting

Wi-Fi or Hotspot for CKA deferred until next meeting.

Hire Administrative Support for CKA – deferred until next meeting.