

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

**Board Members in Attendance:** Lisa Napolitano, Dawn Doughty, Dan Deems, Maryanne Andrews, Janet Schwartz

**Absent:** Chris Tribelli

**CKA Residents in Attendance:** Terry Dickson, Ray Wersel, David Velliky, Connie Davis, Bonnie & Brad Klein, Sandy Warner, Jill Montgomery, Heshia Lomar

Call to Order Lisa Napolitano | Dawn Doughty

Lisa Napolitano called the meeting to order at 4:08 pm

- **Minutes - Lisa Napolitano**

- Lisa asked if everyone had reviewed the minutes of the 2/6/2023 meeting and if there were any changes. Lisa made a motion to approve the minutes. Maryanne Andrews approved and Dan Deems seconded.
- Lisa asked if anyone would be interested in being the Secretary to take Minutes for today's meeting (3/6/2023). Dawn Doughty agreed to take the minutes. Lisa stated that the CKA really needs someone to volunteer to be the secretary and if anyone would be interested, please let her know. Otherwise, we will have to hire someone to record the minutes for the Association.

- **Review Finances - Chris Tribelli**

Chris reported that the association has \$13, 584.23 in our checking and \$205, 297.22 in our Money Market account. Chris has transferred a portion of the balance in the checking account to the money market account in order to obtain better interest rates. This change has allowed us to earn an additional \$400 in interest in the past month along with the interest rate increase we received from Truist Bank. Chris will be able to transfer funds back to the checking account as needed to pay CKA expenses.

- Budget versus Actual – Chris reported expenses were in line with budget. Major expense for the month were security, printing, and postage. Motion made to approve Treasurer's report, Janet and Dan approved and seconded.

- **Security - Dawn Doughty**

- Flock Safety Cameras – Dawn updated the group on the Flock Safety project stating the cameras were to be installed by the end of the week. There are still a few hurdles to manage before the cameras are install but Dawn is working to get any last minute obstacles resolved prior to installation. Tekla Dragon and Robert Anderson from the Beachcomber Motel have agreed to host the LPR cameras on their property on Casey Key Road and Jimmy Von Hubertz has agreed to host cameras on the existing site at the Casey Key Fish House. Dawn thanked them for helping us with this project. The county is still delaying their approval to install the cameras on the public right of way. If county approves in the future, we can relocate the cameras for a nominal fee.
  - Incident Report – February incident report had 51 calls for service for Casey Key. As usual, most incidents occurred at the public parks, beaches, and boat ramp.
  - Albee Bridge repairs – Lisa asked if situation on South Key has improved with the presence of the Sheriff’s Office to maintain the traffic flow. Dan and Chris reported that the situation is much improved but the on-demand bridge opening is still problematic.
- **CKA Picnic - Carla McGill**

Carla McGill updated the group on her ideas for the Picnic. She presented several themes and suggested Food Trucks as an option for the catering. The board felt food trucks would be a great option. As for the theme is was suggested that since we were a bit late starting our planning for the event that we should keep the theme simple and not spend too much time, energy and money on décor which requires extra set-up and take down time. Dawn, Lisa, Janet, and others volunteered to help with whatever Carla needed.

Lisa will develop a flyer for the picnic and send to members.

Carla will research Food Trucks and other options, DJ - Lisa had a suggestion for DJ and she will research. We have names for bartenders, committee will research and confirm. Cost for the Picnic was discussed, and \$45/person was the recommended price. The targeted number of attendees to meet budgeted expenses for the picnic is 110.

A different layout for the picnic was discussed, having food and drinks closer together and perhaps a larger tent.

Lanyards for new members are needed and Lisa can assist anyone who need a lanyard.

Dawn recommended Carla connect with Leslie O’Connor who oversaw last year’s picnic for specific budget line items costs.

Committee suggested inviting the Sheriff's and Kyle to attend. Dawn stated we invite the Sheriff's if they are on duty and while Kyle assists with many duties on North Casey Key, he is employed by the North Casey Key Association, not the CKA.

- **CK Boutique – Carla McGill**

Carla updated the board on some new merchandise ideas for the CK Boutique. Carla needs to conduct a current inventory of items on hand for the booth at the picnic, some of which she may discount to make room for new merchandise items. Carla suggested: new Tervis drinkware, golf cart seat covers, yeti (wine size), pet items. Golf towels, hats and wine glasses are low inventory items to be replenished.

- **Membership – Janet Schwartz**

- Current Membership – Janet reported we have 267 members, we have a few who have rejoined since the last meeting.
- CKA Directory – Lisa is working on pulling together the directory to be sent to all members and will be made available on the CKA website.
- Janet presented a flyer that was developed by the membership committee to be sent to CKA residents to inform them about the benefits being a CKA member provides to the community to increase our membership numbers. There was a lengthy discussion about the content and timing of the flyer, the need to give members a sticker for their mailbox post to identify them as contributing to security funds. Dawn indicated that the stickers that were used in the past were expensive to produce because of their reflective requirements and would not be in favor of providing stickers on an annual basis. Willing to look at other options but spending money on stickers, which have no real value, when the funds could be applied directly to security measures might be a better option. Committee to research options for less expensive sticker option that could be distributed when members renew, or new members join. Lisa expressed concerns about the content and timing, she felt this flyer would be better suited as part of the membership drive in the Fall. The committee will make suggested changes to the flyer and send to Lisa for review and final approval and determination on timing of distributing the flyer.

- **Strategic Discussion (All)**

Lisa provided updates on several ongoing and upcoming CKA projects and infrastructure projects.

- Review Goals for CKSRP – Lisa requested the board convene to discuss objectives for the CKSRP project. Date to be determined.

- Midnight Pass – The reopening of Midnight Pass is once again gaining traction with the County Commissioners. The CKA needs to keep apprised of any upcoming meetings and discussions with the County since it may have potential impact on our North Casey Key beaches as well as the CKSRP. Lisa and Dawn will reach out to Spencer Anderson for updates.
- Roads | Bridges: Swing Bridge | Albee Bridge | Seawalls –
- Road Project – This project has hit a stall due to several factors involving resident property owners and FLDEP permit approvals due to focus on Hurricane Ian recovery related demands for southern Counties. Dawn will connect with Spencer Anderson to schedule a meeting to address what can be done to move the project forward.
- Albee Bridge repairs are nearing conclusion and bridge should be opened to two-way traffic with the next week. There is still some work to be done before final completion of the project, but traffic should not be disrupted.
- Roadmap for CKA Infrastructure – Lisa suggested we create a roadmap for addressing infrastructure projects for Casey Key. Items recommended were addressing our outdated fire hydrants and road signs lost during Hurricane Ian and many signs are rusted due to the coastal environment. In addition, we need to form a task force of residents to work with the County on the replacement of the Blackburn Point Bridge.
- Lisa advised that we need to get back to the County with our recommendations for on-demand vs scheduled bridge openings for both the Blackburn Point and Albee road bridges. A poll was taken at the Annual meeting and many residents were in favor of continuing the on-demand option. Lisa and Dawn will discuss ways to address and communicate our preference with the County.
- Houseboats Update – Lisa reported that per the County, the houseboats have been moved from 811 Blackburn Point Road to 4024 Casey Key Road. The County has advised the owners that this is not an acceptable solution. A formal hearing with the Special Magistrate for a final ruling will take place later this month.

Meeting was adjourned at 5:38 pm – motion approved by Dan and seconded by Dawn.

Next meeting is scheduled for April 3, 2023 at 4:00 pm