



## POA Board Business Meeting

March 14th, at 5:00 pm Meeting held at the Keys Club & via Zoom

1. Meeting called to order by: E. Legan at: 5:03 p.m.

All Board Present. Ed Legan, President. Don Whittier, Vice President. Donna Mackiewicz, Treasurer. Corkey Barnes, Director, Ernie Vashereese, Director, Kirk Carpenter in coming Secretary, Michael Herman, Past President and Tom Miller, Director. Matt Smith has resigned.

2. Pledge of Allegiance: Corkey Barnes

3. Roll call of Board Members: all in attendance

Resignation of POA Secretary Matt Smith due to business time constraints. Mar 14, 5:44 PM

BOARD ACTION: Resignation accepted and recorded into the Minutes March 14, 2023 POA Board Meeting Note: Kirk Carpenter has been voted in to replace Matt as 2023 POA Secretary for the remainder of his term. Motion: C. Barnes, 2nd: T. Miller Passed 7 Ayes 0 Nays

4. Consent Agenda:

1. Approve POA Board meeting minutes and general meeting minutes

Motion to approve Business Board meetings minutes January 17th, 2023, by; C. Barnes / 2nd D. Whittier Motion passed Yeas \_7\_ Nays\_\_0\_

Motion to approve General Meetings Minutes September 24th 2022 by; T. Miller/2nd E. Vashereese

Motion passed Yeas \_7\_ Nays\_\_0\_

5. Treasurer's Report: Donna Mackiewicz.

179 parcels are delinquent for 2023 Assessments. Discussion...send to Collections. Motion made, 2<sup>nd</sup> and unanimously passed.

APN	ID #	Amount
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035-812-27 CLK00825 \$1,173/00

035-822-43 CLK0043 \$ 936.48

Currently in Collection:

0358-110-00 CLK00591 \$1,022.00

035-831-14 CLK00760 \$1,956.42

035-851-04 CLK0058 \$1,529.40

What to do for 035-751-21 CLK00349 12875 Island Circle unfinished blight house not to code

Motion by D. Whittier / 2 T. Miller passed Yeas 7 Nays 0

Note: Need to add Kirk and remove Matt. Close out the Wells Fargo CD and open a new CD. Remove the auto payment for monthly Melissa Fanning \$50 as she is retiring.

## 6. Report of Committees

a. Channel Improvements Report: Ed Legan. Fleet is up and ready. Harvester will be in the water, plan for next week if the weather permit. Lots of floating debris needs to be cleared. Spotter and harvester drivers training up-coming. Guest speaker coming to General Meeting on Saturday.

b. Architectural Review Report: Ernie Vasherese. One application for foundation repair received.

d. Neighborhood Watch Report: Mike Herman. Mike spoke about the street sign being taken out by vehicle, gate being stolen, attempted home invasion, information on a squatter incident on Venus Village, catalytic convertor stolen, trash being dumped on neighboring lot that is close to channel needs cleaning up, debris in channel, docks and boats with problems due to winds and rains, some homes have issues that lap over to Abatement issues and we are working together to address those. Mike will give these details again at the General Meeting this Saturday. A letter will be sent for one property needing immediate action. A sign to not enter the premises will be posted at the door and in plain view for neighbors to see. The thirty days should give the homeowner time to clear up all concerns because the POA deems it a Public Nuisance. The unfinished home on Island Circle was discussed. It has many issues to bring it to code and make into a home with no issues to the community.

Abatement Report: Corkey Barnes; Mike Herman; Discussion of Properties in Violation (some issues mentioned in Neighborhood Watch as they overlap attention from both committees. The board has decided to hand over a number of delinquent owner's statements to the Collection Agency.

POA Newsletter: Judy Bligh Judy was unable to attend in person today but we note quarterly newsletter is made possible by Judy. Articles are requested by the 1st of April.

Admiral Report: Keith Potter; Increase of repair funds for the Fleet. The spray boats and harvester are operational. Repairs covered the budgeted \$1,000 for repairs (batteries, marine paint, misc. supplies). C. Barnes made a motion to increase the budget an additional \$2,500,00, 2nd by D. Whittier Ayes 7 Nays 0. Keith also mentioned the training for the Harvester use, drivers and spotters will be tis Thursday, 3/16, 10 a.m. at the lot where the harvester is parked at the end of Everglade. There are close

to ten volunteers. T. Miller has a Bimini top for the harvester. Spray boats registration and tag issues almost worked out with quagga state and county stickers ready.

Grant and Funding; Ed Legan Blue Ribbon Committee for the Restoration of Clear Lake 2023 Proposal and Addendum for \$2.1 million grant "Restoration and Revitalization of the Clear Lake Oak Keys". Christopher DiVittorio, Pinecrest Environmental Consulting put together an excellent technical proposal and addendum with the input of Ed and Donna and past studies on dredging and water quality. The Proposal presented in February by Angela DePalma-Dow, Aquatic Resources Manager for County of Lake and also a member of the Blue Ribbon Committee did an excellent PowerPoint. Comments were encouraging in regards to funding and the additional information presented in the Addendum 3/10 will add extra details. The Technical Committee is reviewing all proposals and the next meeting is a Zoom from 11-4 on March 23rd. Donna is pursuing funding from National Association Environmental Educators (NAEE) Pollinator Garden sponsored by Toyota. The Pollinator Garden would include Floating Gardens like the two at Clark's Island that have proven to increase water quality and fish habitat. One component of the grant includes costs for removal of invasive plants like creeping water primrose and the planting of natives such as tule and cottonwoods. A second grant being explored partners with the EPA, using their funds to make Schindler and the Keys more habitable with cleaner water. Also, discussion and timing would coincide with the EPA Superfund Sulphur Bank Clean-up thus the Keys could supply a portion of the capping material needed. (They would take our dredged material = less costs for us and less costs for them). Floating Garden CEO Laddie Flock contacted Donna directly after being approached by someone in the EPA inquiring if he knew of an organization that would qualify for funding. Western US/CA representative, Gary Luiz for Floating Gardens, West will meet with Donna TH, 3/16, to explore areas that would benefit from floating gardens. These are floating platforms anchored that rise and fall with the water level and become self-sufficient with little to no care after the second or third year. Costs for writing the grant and long-term maintenance will be included and as with the Pollinator Grant the Keys will have no costs involved.

Harvester Permit; Ed Legan Payment for the permit was completed in 2022 and is good for two years. Ed needs to digitally sign the contract and return to Fish and Wildlife. This will increase flexibility to use the harvester. Mary Dunne will help coordinate and write the grant that would include removal of invasive species, opening up Schindler Creek and monitoring the water quality.

#### **7. Unfinished Business:**

a. Mike Herman; Update Two months ago we asked for documents from County Records and have only received one set that contained only maps-only two dealt directly to the Keys out of the 64 pages. We are hopeful the County will process the rest of the documents. Documentation from Lake County regarding property lines in the 1973 consent decree Mike has discovered lots of historical information from documents and has begun citing the important facts and inconsistencies he is finding. Sam and Donna are aiding Mike with document discovery and review. There are still studies to review and information to find. Determining where the property lines are and what the County is responsible for maintaining is a goal.

#### **8. New Business:**

Motion to consider approval of the WRA contract agreement. WRA is a leading environmental design and permitting company with a reputation for excellent project development and returns. Considered

the best in the business and has a long-time relationship with Chris DiVittorio. The proposed contract will have funds held in a balance account and be used only, when necessary, consultation or permitting is needed. Motion to accept the proposal with \$5,000 retainer fee of which additional funds will be included in grant budgets. Motion made by D. Mackiewicz and 2nd by T, Miller. Ayes \_ 7\_, Nays \_0\_ Motion passed.

Discussion on fuel expense and purchasing fuel: Ed: Each operator will turn in receipts and be reimbursed right away by Donna. The Redwood credit card for diesel will be given to Keith. And again as mentioned earlier the Fleet repairs budget was increased an additional \$2,500.00.

**9.** Correspondence: Ed Legan/Donna Mackiewicz. Ed shared the documents containing pages of emails, calls and posts received to info.keyspoa@gmail.com since the last meeting. A redacted report (22 pages) can be circulated at the meeting and each week all Board members receive the detailed reports of every communication the POA receives (average week has 20-30 items ranging from emails on homeowner concerns or questions, information needed for PMI, realtors' questions or information on POA happenings).

**10.** Open Forum: no comments

**11.** Next POA Board Business Meeting May 16th, 2023: Keys Club House, 5:00 pm

**12.** Next Scheduled POA General Meeting at the Keys Clubhouse: March 18th 2023

**13.** Motion to adjourn meeting by- D. Whittier, second by E. Vashereese at; 6:35 pm  
Motion passed 7 Yeas 0 Nays Meeting adjourned.

Corrected 2023 POA Meeting Minutes

Tuesday January 17th	Board of Directors	3:00 pm
Tuesday March 14th	Board of Directors	5:00 pm
Saturday March 18th	General Membership	5:00 pm
Tuesday May 16th	Board of Directors	5:00 pm
Saturday June 17th	General Membership	5:00 pm
Tuesday July 18th	Board of Directors	5:00 pm
Tuesday September 19th	Board of Directors	5:00 pm
Saturday September 24th	General Membership	5:00 pm
Tuesday November 14th	Board of Directors	5:00 pm
Saturday November 18th	General Membership	5:00 pm

Board of Directors requires a quorum, A majority is defined as more than 50% and not 50% plus one. Example 7 boards member would require 4 to attend a meeting to make it a legal voting board.

General Membership requirement of the CC&R is 15 voting members; only one member from that property counts as 1 vote. If either membership requirements aren't met then no decision or voting can take place. No minutes are recorded.

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