

Flamingo Cay Association

Regular meeting for Board of Directors, 2023-2024

Date and Location: February 20, 2024. 10407 Kingfisher Road, West Bradenton, FL.

Attendees: Barbara Stubbers, President; Paul Kairis, Director; Bert Rawald, Director; Keith Kaiman, Past-President; Ray Weigel, Channel Marker Committee Member; Rosie Havel, Director Nominee. Guest members: Sandra Perez-Contreras and Sherri Kaiman.

Barbara Stubbers, President, called the meeting to order at 5:00 p.m.

Stubbers introduced the following topics and discussion followed by the Board, Committee, and guest members:

- A motion to approve the minutes from the last regular Board Meeting held on January 16, 2024, was made by Bert Rawald, Director, and seconded by Paul Kairis, Director. Motion passed unanimously.
- Stubbers talked about her "Setting the Agenda" letter that had previously been presented to Board members. She stated that her number one goal this year is to bring harmony to the Cay. She stressed education, transparency, and patience to bring those residents who have not joined the Association into the fold.
- Bert Rawald, current Director and Past-President and Past-Director, was nominated by Stubbers to fill the open position of Vice-President. He was approved by a unanimous vote of the Board.
- Rosie Havel, residing at 10012 Spoonbill Road, East, was nominated to fill the open Board of Directors seat by Stubbers. Prior to the Board vote, Havel spoke about her strong ties to the neighborhood, and her desire to keep the Cay a single-family, owner-occupied haven. The Board voted unanimously to make her the fifth current Director.
- Keith Kaiman, Past-President, detailed the line items in the 2024 budget. He highlighted several revenue-enhancing and cost-saving examples that this budget employs to stretch to the max Cay dues/donation dollars. After discussion, Bert Rawald motioned, and Stubbers seconded, to approve the 2024 budget. Motion passed unanimously.
- An additional Regular Board meeting on Tuesday, November 19, 2024, was approved by the Board to better prepare for the next Annual Meeting of Members, tentatively to be held in December 2024.
- The Spring Meeting of Members and Social was set by the Board for Sunday, April 14, 2024, at 3:00 p.m. at the south end of Flamingo Drive.
- Kaiman provided a Design Review update.

- Kairis started an in-depth review of where the Channel Marker Committee has navigated to this point, and Ray Weigel, Channel Marker Committee member, further steered the discussion into the uncharted waters going forward. Stubbers thanked Kairis, Weigel and Greg Callanan, Past-President, for their efforts on this major issue facing the Cay.
- TGFR (Thank God For Revitalization)! Kaiman reminded those in attendance of the importance of the successful effort in 2020/2021 to “revitalize” the Cay’s deed covenants and restrictions. Now “revitalized,” the Cay has a “home rule” shield that, among other vital protections, prevents developers from constructing multi-family housing, and bars short-term daily rental companies from destroying the quiet enjoyment of our homes with the myriad of problems that result from “party houses.” This reminder is especially important right now because new, state rental legislation awaits Governor DeSantis’s signature that would gut a local city or town’s (like Anna Maria, Holmes Beach, or Bradenton Beach) rentals laws and replace them with wildly lax state standards.

Stubbers thanked all in attendance for their comments and excellent efforts. Kairis motioned to adjourn and was seconded by Havel. Motion passed unanimously at 6:37 p.m.