

# Flamingo Cay Association

## Regular meeting for Board of Directors, 2023-2024

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

**Attendees:** Barbara Stubbers, President; Bert Rawald, Vice-President; Keith Kaiman, Past President; Sandra Perez-Contreras, Guest Member.

Barbara Stubbers, President, called the meeting to order at 5:07 p.m.

Stubbers introduced the following topics and discussion followed by the Board:

- A motion to approve the minutes from the last regular Board Meeting held on June 11, 2024, was made by Stubbers, and seconded by Bert Rawald, Vice-President. Motion passed unanimously.
- Stubbers presented a status update for the Perico Bayou channel markers. Board members Stubbers, Rawald and Keith Kaiman, Past-President, presented a strong, fact-based case to the West Coast Inland Navigation District (WCIND) at their June 14, 2024, meeting in Venice, FL, to rid the Cay of being the sole responsible party for these markers. After the presentation, WCIND remained firm and held that Flamingo Cay has the sole responsibility for the markers. After the meeting, upon further consultation with our members, WCIND's executive director admitted that if Manatee County were to accept responsibility for the markers he would "Cut a check tomorrow for their repair/replacement!" The Board has since embarked on a strategy of getting the County to do this. Updates of the Board's progress will be made at future meetings.
- Kaiman presented a dues/donation and budget update. Expectedly, dues/donation revenue continues to lag now that our dues are considered "voluntary." Board and guest member suggested increased communication efforts to raise resident awareness of the "mandatory" expenses the Cay must meet every month, including streetlights, common area maintenance and insurance, signage, member communications/website and channel marker repair/replacement.
- Neighbor complaints about multiple "Vacasa" vacation rental signs at 10115 Sandpiper Rd., E. spurred discussion about this property being in violation of "3.01 Restrictive Covenants, (t) Rentals." Kaiman asked the Board to give him some time to contact the new owners to inform them about this important deed restriction before a formal "Notice of Violation" is delivered to these owners.
- With a sigh of relief, the Board commended Governor DeSantis for vetoing new rental laws (Senate Bill 280 and House Bill 1537) that would have gutted a local city or town's (like Anna Maria, Holmes Beach, or Bradenton Beach) rentals' laws and replace them very lax state standards.

- Stubbers updated the Board on recent home sales, current homes under contract and those still for sale.

Stubbers thanked the Board and guest member for their attendance and comments. Stubbers motioned to adjourn and was seconded by Rawald. Motion passed unanimously at 6:02 p.m.