



THE KEY NOTES

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“KEYS GATE: AN OVERVIEW”

HOW KEYS GATE IS ORGANIZED, AND HOW IT FUNCTIONS

Submitted by: Tim Craig, KGCA Liaison

Many residents have inquired about how Keys Gate really “works”; how it is organized; how it functions; what are the duties and responsibilities of the various individuals or “entities” involved in the “running” of Keys Gate; etc. The information offered below is in response to those inquires, in the hope that everyone who resides in Keys Gate will better understand the Community in which we live.

Keys Gate currently consists of seventeen (17) separate and distinct neighborhoods. It is these neighborhoods in their entirety that comprise Keys Gate as one, single “Community”. The Keys Gate Community is essentially “governed” by the Members of the Board of Directors of the Key Gate Community Association, Inc. (“KGCA”, or the “Master Association”). The Members of the KGCA Board of Directors effectively make all the important decisions regarding the entire Community. The current Members of the KGCA Board of Directors are: Ms. Kimberly A. Green, President; Mr. Patrick J. Gleber, Director and Board Member; and Mr. Clifford Lincoln, Secretary/Treasurer. The “Master Covenants” are the governing documents and “final authority” for Keys Gate. The Master Covenants are contained in the “Community Association Documents”, the “big green book” that homeowners receive at the closing on their homes, or during their community “orientation”.

The homeowners in each neighborhood elect a fellow homeowner in that neighborhood as their representative or “Delegate” to the Keys Gate Community Association, Inc. That Delegate represents the needs and interests of his or her fellow residents to the Members of the KGCA Board of Directors and/or to the Board’s representative(s). Each neighborhood usually has a “Neighborhood Advisory Committee” (“NAC”, “Homeowners’ Council” “Board”, etc.). The members of these NAC’s are homeowners in their respective neighborhoods and are elected by their fellow homeowners. In many cases, the “President” of this NAC also serves as the Delegate for his or her neighborhood, having been elected to the position of Delegate by the homeowners of his or her respective neighborhood. All concerns, issues, questions, etc., from a resident of Keys Gate to the Members of the KGCA Board of Directors, or to the representative(s) of the KGCA Board of Directors, must be communicated through the Delegate of the neighborhood in which that resident resides. The responses from the Members of the KGCA Board of Directors, or from representative(s) of the KGCA Board of Directors, are then communicated back to the resident through the appropriate Delegate.

The vast majority of any such communications are “channeled” through the “Community Liaison”, Mr. Timothy L. Craig, who acts as a representative of the KGCA Board of Directors, as well as being the “liaison” between the Delegates and the Members of the KGCA Board of Directors, just as the title indicates. The Community Liaison also often serves as a representative and liaison of the Association and the Community to other “entities”, such as the City of Homestead, Miami-Dade County, the State of Florida, etc.

It must be noted that according to the interpretation of the Master Covenants by the Declarant’s attorney, such NAC’s, Homeowners’ Councils, Boards, etc., are simply “Ad Hoc Committees”, and do not have any real power or decision-making authority, i.e., these “committees” have no “legal standing” in relation to the KGCA Board of Directors. These Neighborhood Advisory Committees serve only in an “advisory” capacity, just as the name indicates. However, as the members of such NAC’s usually have the most direct and immediate

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Deliver By Sept. 8th, 2022
TIME SENSITIVE - DO NOT DELAY

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NOAA STILL EXPECTS ABOVE-NORMAL ATLANTIC HURRICANE SEASON

PREPAREDNESS IS KEY DURING THE PEAK MONTHS OF HURRICANE SEASON.

Atmospheric and oceanic conditions still favor an above-normal 2022 Atlantic hurricane season, according to NOAA’s annual mid-season update issued today by the Climate Prediction Center, a division of the National Weather Service.

“I urge everyone to remain vigilant as we enter the peak months of hurricane season,” said Secretary of Commerce Gina Raimondo. “The experts at NOAA will continue to provide the science, data and services needed to help communities become hurricane resilient and climate-ready for the remainder of hurricane season and beyond.”

NOAA forecasters have slightly decreased the likelihood of an above-normal Atlantic hurricane season to 60% (lowered from the outlook issued in May, which predicted a 65% chance). The likelihood of near-normal activity has risen to 30% and the chances remain at 10% for a below-normal season.

“We’re just getting into the peak months of August through October for hurricane development, and we anticipate that more storms are on the way,” said NOAA Administrator Rick Spinrad, Ph.D. “NOAA stands ready to deliver timely and accurate forecasts and warnings to help communities prepare in advance of approaching storms.”

NOAA’s update to the 2022 outlook — which covers the entire six-month hurricane season that ends on Nov. 30 — calls for 14-20 named storms (winds of 39 mph or greater), of which 6-10 could become hurricanes (winds of 74 mph or greater). Of those, 3-5 could become major hurricanes (winds of 111 mph or greater). NOAA provides these ranges with a 70% confidence.

So far, the season has seen three named storms and no hurricanes in the Atlantic Basin. An average hurricane season produces 14 named storms, of which seven become hurricanes, including three major hurricanes.

This outlook is for overall seasonal activity and is not a landfall forecast. Landfalls are largely governed by short-term weather patterns that are currently only predictable within about one week of a storm potentially reaching a coastline.

There are several atmospheric and oceanic conditions that still favor an active hurricane season. This includes La Niña conditions, which are favored to remain in place for the rest of 2022 and could allow the ongoing high-activity era conditions to dominate, or slightly enhance hurricane activity. In addition to a continued La Niña, weaker tropical Atlantic trade winds, an active west African Monsoon and likely above-normal Atlantic sea-surface temperatures set the stage for an active hurricane season and are reflective of the ongoing high-activity era for Atlantic hurricanes.

“Communities and families should prepare now for the remainder of what is still expected to be an active hurricane season,” said Ken Graham, director of the National Weather Service. “Ensure that you are ready to take action if a hurricane threatens your area by developing an evacuation plan and gathering hurricane supplies now, before a storm is bearing down on your community.”

Learn about NOAA’s hurricane science and forecasting expertise by viewing our Hurricane Season Media Resource Guide and stay tuned to the National Hurricane Center for the latest about tropical storm and hurricane activity in the Atlantic.

“Although it has been a relatively slow start to hurricane season, with no major storms developing in the Atlantic, this is not unusual and we therefore cannot afford to let our guard down,” said FEMA Administrator Deanne Criswell. “This is especially important as we enter peak hurricane season—the next Ida or Sandy could still be lying in wait. That’s why everyone should take proactive steps to get ready by downloading the FEMA app and visiting Ready.gov or Listo.gov for preparedness tips. And most importantly, make sure you understand your local risk and follow directions from your state and local officials.” Media contact: Jasmine Blackwell, jasmine.blackwell@noaa.gov, (202) 841-9184

2022 Atlantic Tropical Cyclone Names		
Alex	Hermine	Owen
Bonnie	Ian	Paula
Colin	Julia	Richard
Danielle	Karl	Shary
Earl	Lisa	Tobias
Fiona	Martin	Virginie
Gaston	Nicole	Walter

ARBOR PARK (225 units)
Mr. Adrian F. Lopez
APDelegate@gmail.com

AUGUSTA GREENS I (34 units)
Mr. James ("Jimmy") Lipps
Augusta.GreensICondo@gmail.com

AUGUSTA GREENS II (34 units)
Alex Herrada
AlexHerrada@me.com

CALI GREENS (146 units)
Ms. Kristen Smith
3077 (Home)
CaliGreensDelegate2022@gmail.com

CENTERGATE (400 units)
Mr. Thomas L. Panos
greektyr@bellsouth.net

DUNWOODIE (39 units)
Mr. Lawrence D. Meno II
Meno50@aol.com

EAST LAKE (139 units)
Mrs. Ileana Lopez
elvdelegat@gmail.com

FAIRWAYS (69 units)
Mrs. Evelyn Martin
delegatfairways2022@gmail.com

KEYS LANDING (276 units)
Alice B. Fields
AliceFields305@gmail.com

NORTH GATE (539 units)
Mrs. Anna Greene
Delegate@NorthGateVillage.org

PALM BREEZE (245 units)
TBD

PALM COVE (161 units)
Mr. Grant E. Johnson
GJohn86122@aol.com

PALM ISLES ESTATES (96 units)
Mr. Charles G. ("Chuck") Schumacher
PIEDelegate@gmail.com

SEASCAPE POINTE (306 units)
Ms. Cassie Resnick
CResnick@MastCapital.com

THE SHORES (710 units)
Mr. Marvin G. Rivas
ShoresDelegate@gmail.com

TOWNGATE (325 units)
Mr. Donald E. ("Boomer") Gonzales III
cmyksst@aol.com

TOWNS AT SEASCAPE (217 units)
Mr. Jose Fabregas
JoseF@property-keepers.com

Keys Gate Community Association

EMPLOYEE

Meet Patricia

“My name is Patricia Fernandez and I work in Customer Service for the Keys Gate Community. I've been with Keys Gate for a little over a year and Customer Service is important to me. I love to talk. I understand the value of good communication, and I enjoy working at Keys Gate because I genuinely like to help others. I promise you that I will do my best to welcome you to the community and answer any questions you may have! I love what I do and I hope to meet ya if I haven't already!”

Customer Service, Patricia Fernandez



In Florida, there are roughly 50,000 community associations throughout the state; all associations are governed by a hierarchy of documents. At the top, you have Florida Statutes and Federal Laws, then followed from highest to lowest by Declaration of Covenants, Articles of Incorporation, Bylaws and Rules & Regulations. Two diagrams that will help visualize this order are included in this article. Keys Gate Community Association is organized and operates in compliance with these governing documents.



HIERARCHY OF DOCUMENTS FOR COMMUNITY ASSOCIATIONS

Statutes, Constitution, Case Law
Both Florida and Federal laws apply to community associations. Whenever any covenant, rule, obligation, or other agreement contained in an association's documents contradict the law, the law always prevails.

The following Florida Statutes regulate community associations and its management industry. Florida Statute 455 & 468 deal with Community Association Management; Florida Statute 617 deals with Not For Profit Corporations; and Florida Statute 720 deals with Homeowner Associations.

Declaration, Covenants, CC&R's
Known by many names, an association's declaration is the document which creates the community association, sets forth most of the requirements for conduct of the association and its members, and dedicates the land which will form the community to the association. Often thought of as the constitution of the association, the declaration is recorded in the public records and forms a sort of "super contract" to which anyone who owns a unit, lot, or parcel in the association, whether at its inception or many years later, is bound.

Continued on next page...

FOR RESIDENTS AND OWNERS

Keys Gate Resident Dedicated AT & T Uverse Support
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Select option:
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Option 2 - Billing
Option 3 – Payments
Option 4 – Technical Support

Provide AT&T representative with the following information:
1) Full name on the AT&T account;
2) Address associated with the account;
3) Telephone number associated with the account;
4) AT&T account number (whenever possible).
5) Brief description of the AT&T U-verse-related problem(s)

The hours of operation for Options 1, 2, and 3, are 8 AM to 8 PM, Monday through Friday; 8: AM to 6 PM on Saturday, and "closed" on Sunday.
Option 4, i.e., technical support, is "open" 24 hours a day, seven days a week.

If the problem is not resolved, residents must provide their Delegate with the same required information listed above, preferably in an email.

KEYS GATE COMMUNITY ASSOCIATION TEAM MEMBERS

MANAGERS

KGCA - Senior Property Manager
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Arbor Park
imendez@miamimanagement.com
Ext. 205

KGCA - Property Manager
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East Lake, North Gate, Towngate & The Shores
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Ext. 207

KGCA - Property Manager
Yuley Gonzalez
Augusta Greens, Cali Greens, Centergate, Dunwoodie, Fairways, Keys Landing, Palm Isle
ygonzalez@miamimanagement.com
Ext. 214

STAFF MEMBERS

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Ext. 208

Community Standards Coordinator 2
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Ext. 204

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Ext. 215

Administrative Assistant
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Augusta Greens, Cali Greens, Dunwoodie, East Lake, Fairways, Palm Isles, Shores, and Town Gate
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Ext. 213

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Ext. 210

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Ext. 206
Shift Supervisor: 786.858.1830

Tennis Director
David Disgdierrt
Tennis Pro Shop: 305-230-9770
Hours: M - Th: 3pm to 9pm

KEYS GATE
COMMUNITY ASSOCIATION
1541 SE 12th Ave, Suite 37, Homestead FL 33034
Tel:305-247-9800 • Fax:305-247-9898

What does CC&Rs stand for? CC&Rs stand for the Declaration of Covenants, Conditions, and Restrictions. Homeowners association CC&Rs are, in essence, the rules of a community. They describe the HOA's obligations and rights to its members and vice versa. They are often referred to as homeowner association covenants or simply covenants. When in conflict, any provision in the declaration is superior to, and should be followed instead of, any requirement set forth in any other document except Florida or Federal law.

Common HOA covenants and restrictions can include the following:

- Property-use restrictions
- Deed restrictions or restrictive covenants (such as architectural restrictions, pet restrictions, vehicle restrictions, etc.)
- Rule enforcement procedures and penalties
- Dues and assessment obligations
- The HOA's maintenance obligations
- Individual members' property maintenance obligations
- Insurance obligations
- Dispute resolution processes

Articles of Incorporation

The articles of incorporation are filed with the Secretary of State in Florida to form the corporate entity of the association. They usually contain descriptions of the purpose for which the association's corporate entity is formed, which kinds of officers it will have, how many directors it may have, and so forth. When in conflict, the articles of incorporation are superior to, and should be followed instead of, the bylaws and the rules and regulations. However, the articles of incorporation are trumped by the declaration and Florida and Federal law.

Bylaws

The bylaws of an association typically describe how the day-to-day operation of an association's business affairs should be handled. Topics normally include powers and duties of the members of the board of directors, procedures for conducting meetings and elections, quorum requirements, and so forth. When in conflict, the bylaws are only superior to the rules and regulations. All other documents and Florida and Federal law should be followed otherwise.

Typical provisions found in homeowner association bylaws include:

- Frequency of board meetings
- Meeting and quorum requirements
- Frequency of board elections
- Board nomination and election procedures
- Number of board members that can serve at a given time
- Duration of board member service
- Board member duties and responsibilities
- Membership voting rights

Rules and Regulations

Rules and regulations are typically adopted by the members of the board of directors. Their proper use is to expand upon and clarify existing restrictions set forth in one of the superior documents. For instance, the rules and regulations are typically where one would find guidelines on the frequency and number of documents which may be requested by members of an association from the official records. All other documents and Florida and Federal law trump the rules and regulation in the event of a conflict.

Who Enforces HOA Bylaws, CC&Rs, and Rules?

The burden of enforcing the association's bylaws, covenants, and rules lies with the HOA board. In some HOAs, the board delegates enforcement tasks to committees and management under the Board's directive.

For instance, the Architectural Review Committee oversees all architectural changes. This committee typically approves or denies requests according to the association's CC&Rs. Keys Gate Documents and Amendments are available at the Download page of the Association's website: www.keysgatehometown.com

Who runs the Homeowners' Association?

Before turnover the association is run by the Developer, also known as the Declarant. After turnover, a Homeowners' Association is run by a board; board of directors are voluntary homeowners who are elected by their fellow residents to sit on the board and make decisions on the residents' behalf regarding the property. Board Members are do not get financial compensation. As stated in the Keys Gate By-Laws: "No Director shall receive compensation for any service rendered as a Director to Association."

The Board of Directors oversees:

- the common assets of a property/area,
- manage its finances,
- run business affairs,
- enforce and set rules,
- see to the maintenance and upkeep of the area.

What is the purpose of a Homeowners Association (HOA)?

Homeowner Associations provide structure to a community, protect property value, and ensures it is a pleasant place to live.

The HOA contains both officers and directors. Of these people, there is a president, secretary, and a treasurer. The president is the leader and oversees all the community affairs, the secretary keeps records, and the treasurer handles the association's finances.

The HOA board of directors have a fiduciary duty to the corporation, which requires that they act in good faith, with skill and care, on behalf of the association and its members.

While each association's duties may vary with the type of property, typical Board of Directors responsibilities include the following:

Rules

- Set and approve rules and regulations, community standards, operational policies
- Review complaints and make decisions about resident concerns
- Enforce penalties against residents if they breach the bylaws (fines, etc.)
- Appoint and delegate responsibilities to committees, such as Architectural Control Committee and Violations Fining Committee

Meetings

- Hold meetings for members, determine voting matters, vote on issues, etc.
- Hold meetings for the board of directors
- Communicate with homeowners, property managers, and other personnel

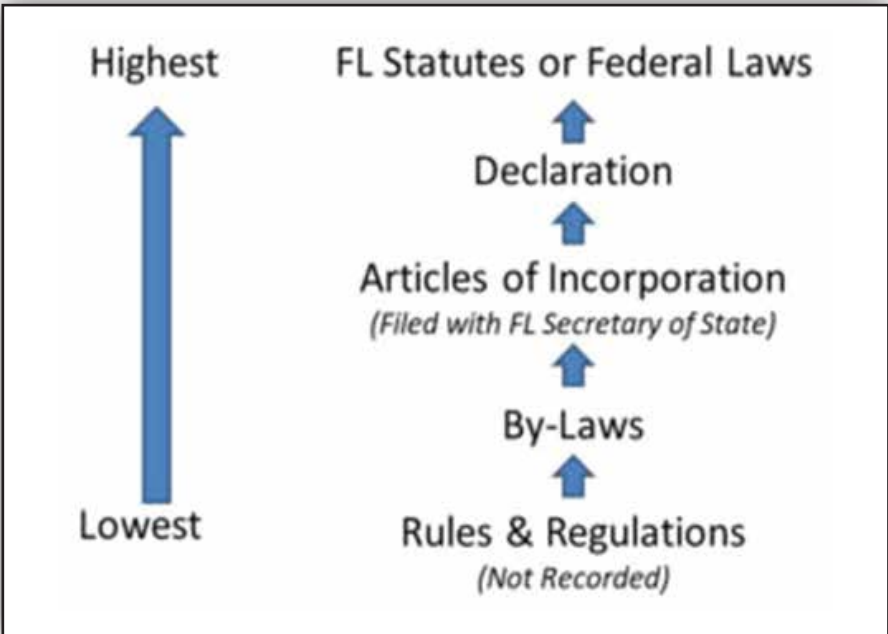
Finances

- Set homeowner fees by adopting a yearly estimated operating budget based on financial projections
- Keep financial records
- Maintain a reserve of funds
- Hire and correspond with an attorney, accountant, management, vendors and other professionals for the association
- Allocate spending for insurance coverage

Maintenance

- Budget for repairs and maintenance
- Organize and prioritize maintenance and upkeep
- Collect bids from contractors
- Arrange for inspections
- Respond to emergencies

Your association is being run in compliance and alignment with the hierarchy of governing laws and community association's documents. The take away from this article is twofold: 1- homeowners/members of the association can see that there is a clear and definitive order (based on state statutes and association's documents) which guides the operation of Keys Gate and all associations; and 2- two, running of this community after developer turnover is a real business with very real consequences for everyone involved. Having the right people as Board members will be very important. To reiterate what was said earlier, board members will have the responsibility to act in good faith, with skill and care, on behalf of the association and its members.



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5 COMMON REAL ESTATE SCAMS IN S. FLORIDA AND HOW TO AVOID THEM

Florida has a reputation for having a large amount of fraud perpetrated on its citizens, and real estate has proven to be no exception. Con artists prey on people by using trickery and lies, and some of these criminals are so sophisticated even the most savvy homeowners can be taken.

1. Loan Payoff Wire Fraud: This is a huge scam that is increasingly sweeping up home sellers and the buyers of their homes.

Here's how it works: A scammer hacks into the email account of one of the parties to the sale—often the Realtor. Then they sit back quietly and watch the details of the transaction as it transpires. At the crucial juncture when the sale is about to be completed, they send their own email pretending to be the seller or the seller's bank. This email includes their own wiring instructions in the hopes that the money from the sale will be diverted to them. Once the transaction is complete, the money erroneously sent to them is quickly transferred to an offshore account or a crypto wallet, never to be seen again.

Unfortunately, these criminals have been successful on many occasions, leaving sellers without their profits or their mortgage paid off, and buyers in limbo about the ownership of the home. Some of these fraudsters are so sophisticated they have set up fake websites for their "bank," duping the closing agent into thinking they're sending money to a real institution.

The most important way to protect yourself is to always speak by phone to our office or another closing agent to verify your wiring instructions before a closing occurs.

2. Fake Listings: The COVID-19 pandemic and the subsequent rise in remote work have opened the door for scammers to fake real estate transactions from start to finish.

It begins with a fake listing at a price that seems too good to be true. In reality, the house displayed in the listing—photos and all—is not owned by the person claiming to be selling it. Once a buyer puts in an offer, the scammers impersonate mortgage and title agents and take the unsuspecting victim through every step of a seemingly legitimate real estate transaction. Of course, after the money is wired (often offshore) the buyer learns that someone else already legally owns the home.

Spotting a fake listing can be difficult. But the old adage if something is too good to be true it probably is accurate for homeownership too. If you have a question about the authenticity of ownership, a real estate lawyer can look through title records to see who actually owns a given property. This is also a reason to work with a reputable Realtor when seeking a new home.

3. Loan Refinancing Scams: This category of scams differs from the prior two because the service provided is not actually fake. But those involved are referred to as "predatory lenders" for good reason. Their primary targets are elderly homeowners or individuals who suffer from cognitive impairment.

These people contact homeowners and convince them to refinance their loans, while charging exorbitant fees and points for the transaction. The homeowner may have had a great 2.5% 30-year-loan, but after the refinance they end up with a rate of 10% or more, with monthly payments beyond what the person can afford. Sometimes the homeowner is also encouraged to take cash out of their home, leaving unsuspecting future heirs with no knowledge that the equity is being drained.

Refinancing a home loan can make sense in certain situations, but with interest rates rising most people's original loans are better than anything they can get today. No one should refinance based on a sales phone call. If you do want to refinance your mortgage, talk to lenders at reputable banks or other institutions so you can avoid predatory lenders.

Remember, too, that you can choose to have your real estate lawyer handle your refinancing closing. This involves much of the same paperwork as a home sale. By using an independent attorney rather than the closing agent the mortgage broker recommends, your interests would be better protected.

4. Foreclosure Relief: When a homeowner has fallen behind on mortgage payments and is facing the prospect of foreclosure, desperation can increase their risk of being scammed. This is why criminals sometimes search the public records to identify homes in preforeclosure whose owners they may be able to target.

Once such a target is identified, the con artist presents themselves as foreclosure experts, claiming they can help the owner negotiate on their behalf to regain their financial footing and keep their home. Of course, their services are offered for a hefty, upfront fee, generally hundreds or thousands of dollars. Once the money is paid, the "expert's" phone number changes, and they disappear, leaving the homeowner with the same foreclosure risk but now with fewer funds to start over somewhere else.

There are reputable credit agencies that may help you repair your bad credit. But this is a long-term prospect so you can better manage your money, not a quick fix when you're about to enter foreclosure. In that situation, you can try to negotiate with your lender to forestall the foreclosure, but in our experience this is not often successful.

Continued on next page...

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Fraud continued...

5. Scams On A Homeowner's Heirs: This new trend among scammers recently led to two women being arrested and charged with an array of felonies in South Florida because they allegedly defrauded unsuspecting homeowners out of more than a half million dollars.

These scams begin when the criminal searches for homes with unpaid property taxes, which can be an indicator that a homeowner might have recently passed away. Local obituaries also often help identify potential targets.

Once a property is in the scammer's crosshairs, they generally employ one of two tactics. Either they contact the rightful heir and convince them to sign over the deed to the house, often citing dire structural conditions and costly repairs they can save them from. If this isn't successful or if no heir is identified, someone with an identical last name is enticed to step in and pretend to be the heir. After title to the home is transferred to the con artist, it is sold for a profit, which they-not the legitimate heir who hasn't yet started a probate-will pocket.

AUG - SEPT

MIAMI
SPICE




DINING EXPERIENCES WITH A DASH OF SPICE

Savor a mouthful of diverse flavors by the best chefs in Greater Miami and Miami Beach during Spice Restaurant Months. Enjoy three-course meals at top eateries for just \$28 for lunch/brunch and new year this, the option of \$45 or \$60 for dinner. Great food is a highlight of a great getaway, so don't skip the chance to savor Miami's collection of the tastiest cuisines from around the world.

Mark Your Calendar: Miami Spice Restaurant Months runs through September 30, 2022. View participating restaurants at <https://www.miamianspice.com>

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ART



GAMES



MARKET

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GO TO THE WYNWOOD ART WALK BLOCK PARTY!

The Wynwood Art Walk Block Party is a public, wide-ranging block party in Miami. It is free and open to the public and happens every second Saturday of the month.

This Wynwood Block Party will feature live music, an artisan party, food trucks, craft cocktails, games, art installations, and more. And most of all, the famous Cooper's Craft Lounge and Bar will be serving there.

Join in and spend quality time with your friends, family, and colleagues - no tickets necessary.

Paint & Pour

The Homestead CRA is hosting amazing events this year, including the upcoming Paint & Pour! The event will take place on Friday, September 16th from 7:30pm-10:30pm where attendees can enjoy a painting class, a glass of wine, and a cash bar to purchase libations for the adults at the Seminole Theatre.

Tickets are \$25 and include a canvas, paint, two-hours of entertaining instruction, hors d'oeuvres, a glass of wine, and a fun-filled evening! No outside food or beverages allowed. Space is limited so reserve your spot today! They can be purchased online at www.seminoletheatre.org or by calling the box office at 786-650-2073.



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Company

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You can do your part to help protect Biscayne Bay by following these important steps to reduce excess nutrients and avoid improper or overuse of fertilizers. The fertilizer ordinance uses the following general guidelines, but you should always check for specific requirements and details. Additional details on specific regulations are provided below.

- The use of nitrogen and phosphorus fertilizer is prohibited during the summer rainy season, May 15 – October 31, when nutrients are more likely to be carried in water flowing off the urban landscape
- Application of fertilizer near surface water bodies such as canals, wetlands, lakes or the Bay is prohibited
- Do not use phosphorus containing fertilizer unless a soil test determines that it is actually needed
- Limit the amount of nitrogen you apply at any one time or during the year
- Manage yard clippings to prevent them from affecting streets, sidewalks, stormwater drainage systems or water bodies

If you apply fertilizers as part of your job, get trained on the best management practices that help protect water resources.

These regulations apply throughout Miami-Dade County including within municipalities. Check the laws within your municipality for additional restrictions.

The County's fertilizer regulations do not apply to bona fide farm operations, livestock grazing pastures, use on food gardens, golf courses or certain athletic fields.

Contact the Department of Regulatory & Economic Resources
Division of Environmental Resources Management (DERM) with
questions about this ordinance by emailing DERM@miamidade.gov.





Take Stock in Children Backcountry Challenge Tournament Continues Fundraising Tradition

KEY LARGO, Florida Keys — Anglers of all ages can join the Take Stock in Children Backcountry Challenge, an Upper Keys event that has combined community and families with fishing and fundraising for over 20 years. Presented by the Rotary Club of Key Largo, the 2022 tournament is set for Friday through Sunday, Sept. 23-25.

The catch-and-release challenge targets shallow-water trout, redfish and snook. Its mission is to raise monies for scholarships to be awarded to Florida Keys students as part of the statewide Take Stock in Children Scholarship Program. A silent auction and raffle ticket sales are integral, excitement-filled parts of the family fun event.

A public kick-off party for anglers and supporters is scheduled Friday, Sept. 23, at Doc’s Diner, mile marker 99.7 in Key Largo. The event typically features bar drinks and appetizers starting at 5:30 p.m., followed by a captains and anglers meeting.

Snook are among the challenge's targeted catch-and-release species. Image: Mike Papish

As soon as kick-off festivities end, the fishing is to begin and continue through 4 p.m. Sunday, Sept. 25. A Sunday evening awards dinner and live and silent auctions are planned for 6 p.m. at the Tavernier Elks Lodge, mile marker 92 oceanside.

Trophies are awarded for overall adult and junior backcountry champions, junior and kids divisions and top professional guide, as well as for the largest total combined species and largest fish of each species.

Entry fees on or before Sept. 22 are \$135 per adult angler (age 18 and above), \$65 per junior angler (ages 13-17) and \$30 for kids ages 12 and under. Fees include social events. Nonanglers wanting to take part in Friday and Sunday social events can purchase tickets for \$20 and \$50, respectively. After Sept. 22, fees increase by \$25 for anglers and \$5 per night for social events.

The 2022 event is limited to 70 anglers, so organizers encourage early registration.

Proceeds help fund scholarships for college-bound Upper Keys students and adult vocational residents. Students pair with a mentor between seventh and 12th grades to qualify. The state of Florida matches funds raised to provide the scholarships.



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PARK in well-lit areas

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N. GATE/E. LAKE SOLID WASTE PICK-UP SCHEDULE SEPTEMBER Garbage - Monday-Thursday Recycling - Monday (See Below) Bulky - Thursday (See Below)							CALI GREENS SOLID WASTE PICK-UP SCHEDULE SEPTEMBER Garbage - Tuesday & Friday Recycling - Tuesday (See Below) Bulky - Friday(See Below)							CENTER GATE SOLID WASTE PICK-UP SCHEDULE SEPTEMBER Garbage - Tuesday & Friday Recycling - Tuesday (See Below) Bulk - Friday (See Below)						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
				1	2	3					1	B	3					1	B BULK TRASH	3
4	5	6	7	B	9	10	4	5	RECYCLING	7	8	9	10	4	5	RECYCLING	7	8	9	10
11	RECYCLING	13	14	15	16	17	11	12	13	14	15	B	17	11	12	13	14	15	B BULK TRASH	17
18	19	20	21	B	23	24	18	19	RECYCLING	21	22	23	24	18	19	RECYCLING	21	22	23	24
25	RECYCLING	27	28	29	30		25	26	27	28	29	B		25	26	27	28	29	B BULK TRASH	



DO YOU KNOW YOUR VOTER'S RIGHTS?

Be Election Ready! Voter's Bill of Rights

VOTER'S BILL OF RIGHTS

1. Vote and have his or her vote accurately counted.
2. Cast a vote if he or she is in line at the official closing of the polls in that county.
3. Ask for and receive assistance in voting.
4. Receive up to two replacement ballots if he or she makes a mistake prior to the ballot being cast.
5. An explanation if his or her registration is in question.
6. If his or her registration is in question, cast a provisional ballot.
7. Written instructions to use when voting, and, upon request, oral instructions in voting from election officers.
8. Vote free from coercion or intimidation by elections officers or any other person.
9. Vote on a voting system that is in working condition and that will allow votes to be accurately cast.

VOTER RESPONSIBILITIES

1. Familiarize himself or herself with the candidates and issues.
2. Maintain with the office of the supervisor of elections a current address.
3. Know the location of his or her polling place and its hours of operation.
4. Bring proper identification to the polling station.
5. Familiarize himself or herself with the operation of the voting equipment in his or her precinct.
6. Treat precinct workers with courtesy.
7. Respect the privacy of other voters.
8. Report any problems or violations of election laws to the supervisor of elections.
9. Ask questions, if needed.
10. Make sure that his or her completed ballot is correct before leaving the polling station.

Failure to perform any of these responsibilities does not prohibit a voter from voting

Section 101.031(2), Florida Statutes
Division of Elections

BE informed. BE involved.





UP NEXT, 2022 GENERAL ELECTION! ARE YOU READY?

The 2022 Election Cycle is upon us, and there will be lots of interest and excitement this election year! With that in mind, the staff at the Miami-Dade Elections Department are already preparing for these elections and ensures accuracy, transparency, and accessibility.

WHAT THE ELECTION DIVISION HAS DONE TO GUARANTEE ELECTIONS RUN SMOOTHLY:

- Made voting system upgrades to ensure the use of the most updated, secure software and hardware available
- Updated policies and procedures to ensure compliance with new state laws
- Performed list maintenance to ensure the voter rolls are up to date and accurate
- Deployed Secure Ballot Intake Stations (Vote-by-Mail Drop-Off) at Early Voting sites during Early Voting hours of operation
- Invested in the ongoing training of our dedicated poll workers

MIAMI DADE IS ELECTION READY, AND AS A VOTER YOU TOO NEED TO BE READY! YOU CAN DO THIS BY:

- Making sure you are registered to vote and reviewing the information Miami-Dade has on their website to ensure it is up to date
- Staying informed about the electoral process, candidates, and issues on the ballot by reviewing the Sample Ballot prior to each election
- Knowing the Three Ways to Vote; and Getting out to vote!

Important election dates to keep in mind:

November 8, 2022 General Election

Should you have any questions, please feel free to contact their office at 305-499-VOTE (8683) or visit us at www.iamelectionready.org.

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Keysgate continued from page 1...

contact with their fellow residents in their neighborhoods, those members serve as “sounding boards” and “channels of communication” for the interests, concerns, and issues of the residents of their respective neighborhoods.

Miami Management, Inc. (MMI) is the management company contracted by the KGCA Board of Directors to manage all the “properties” or neighborhoods which make up Keys Gate, each property or neighborhood having a specific Property Manager. MMI has been hired to “properly manage” and is responsible for the “proper management” of, all the neighborhoods in Keys Gate. Therefore, the appropriate Property Manager should be contacted directly, preferably by email, regarding any problems in, or questions about, the specific neighborhood for which that Property Manager is responsible. All residents are encouraged to email their own Property Manager directly with any problems or concerns for which MMI is responsible, copying their Delegate on that email. In this way, the Delegates are not only kept aware of any “management or property problems” within their neighborhoods, they can also “track” the concern to ensure it is properly addressed and the problem is resolved.

MMI employees also serve as Keys Gate Community Standards Coordinators, who are responsible for ensuring that all residents of Keys Gate follow, obey, and abide by the Keys Gate Rules and Regulations, and Community Standards. Mr. Edgar Saenz and Ms. Michelle Ortega are the current Community Standards Coordinators for all of Keys Gate. Mr. Saenz and Ms. Ortega are also responsible for issuing “friendly reminder” letters to any resident found to be in violation of the Keys Gate Rules and Regulations, and Community Standards. As in the case of property management concerns, it is recommended that all residents report, via email, any perceived violation directly to Mr. Saenz KGCoordinator1@MiamiManagement.com or to Mr. Earp at KGCoordinator2@MiamiManagement.com; respectively, copying their Delegate on that email. Again, in this way Delegates are kept aware of the violations occurring in their neighborhoods, they are apprised as to whether or not those violations are being addressed by the Community Standards Coordinators, and they are also advised as to whether or not the resident involved has corrected the violation.

St. Moritz Security Services, Inc. (SMSSI) is the security company contracted by the KGCA Board of Directors to provide security services and personnel for all of Keys Gate. The Community Liaison, MMI Keys Gate staff members, and the Delegates have established a working relationship with the SMSSI staff members who are on-site at the Keys Gate MMI offices, located at 1541 SE 12th Avenue, Suite 37, Homestead, Florida 33034. Keys Gate residents are again requested to contact their respective Delegates via email with any complaint or concern they may have regarding the performance (or lack thereof) of SMSSI personnel. Residents are always requested to provide as many specific details as possible about any concern – time, date, and location of an “incident”, the individuals involved, etc. The Delegate will then forward this information to the appropriate SMSSI staff member, copying the appropriate MMI Property Manager. The appropriate SMSSI staff member will then inform the Delegate of whatever action has been taken to correct the problem. The Delegate can then report the response and action taken to the resident concerned.

Delegates, and the members of the NAC’s of their respective neighborhoods, serve voluntarily in many capacities, acting as “channels of communication”; “representatives” of the interests and concerns of their fellow residents; “providers” of information; “advocates” for the expressed needs or desires of their residents; the “means” by and through which residents are educated about the issues of the Community; etc. These individuals are dedicated and committed to improving their respective neighborhoods, and to improving the entire Keys Gate Community. They serve as volunteers, devoting much time and effort to unpaid tasks, in an effort to create a safe, secure, and pleasant Community, a Community in which we all wish to live, and a Community of which we all can be proud.

There is much more information and background on Keys Gate, and how it functions, than is described here. However, after reviewing the “Master Covenants for Keys Gate”, contained in the Keys Gate Community Association Documents, and reading the Keys Gate Rules and Regulations, and Community Standards (available at the Keys Gate MMI office free of charge), any interested resident will have a much better understanding of how Keys Gate is organized and how it functions. Additional information on Keys Gate and the Keys Gate Community Association, Inc., may also be found at the Keys Gate website, www.KeysGateHometown.com. It is hoped that the above information proves to be both useful and helpful for any current or prospective resident of Keys Gate.

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SEPTEMBER 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5 LABOR DAY BINGO at the RPC Open to all Keys Gate Residents/7 PM	6 Committee of the Whole (CDW) 5:30 PM	7	8	9	10  Pancakes At The Rpc!
11 Patriot Day 	12 BINGO at the RPC Open to all Keys Gate Residents/7 PM	13	14	15	16	17  Town Gate/Arbor Park Burger Bash!
18	19 BINGO at the RPC Open to all Keys Gate Residents/7 PM	20	21 City Council Meeting 6 pm	22	23	24
25	26 BINGO at the RPC Open to all Keys Gate Residents/7 PM	27	28	29	30	