

EBIA Newsletter

February 2017

Town of FMB Council Elections - Please Vote

If you are a registered voter living in the Bay Beach Community, your community is depending on you to VOTE. The Bay Beach Community needs to vote for the Candidates that support this community and have the vision to lead this Town in a progressive rather than a reactionary direction. If you are unsure of who supports our community, please contact your Association President or the EBIA board of directors.

Stormwater Vacant Property

As of the writing of this Newsletter, the irrigation well has been installed on the Stormwater property, the London Bay sales office is in the process of being completed, irrigation and landscaping is scheduled to begin in a couple of weeks, and the designated EBIA parking area will be under construction within the next 30 days. While there is a lot going on in this area, the area for Bay Beach resident parking is still available and is marked off by the green screening in place. Please do not interfere with the construction area of the sales office and the EBIA parking area. We know many of you are interested in what is happening, but by entering the construction zone, it inhibits your safety and the efficiency of the construction workers. Please refrain from entering this area.

We have some Bay Beach residents asking: "why it is taking so long to do anything on the recently purchased 55 acres now belonging to EBIA?"

The property was bought for the following major reasons:

1. To eliminate a lawsuit and avoid successor owners from trying to impose high fees on us for Storm Water drainage as Durpo (previous owner) did, and the town is also attempting to do,
2. To prevent possible development in the future which would eliminate the green space enjoyed by the Bay Beach Community
3. To control the storm water facility as it is now and keep it in compliance with the SFWMD (South Florida Water Management District) Permit.

The vacant property is primarily a **Storm Water Facility for Bay Beach**!!! Nothing more! Any additions are just added features if approved by SFWMD.

We now own the property and are attempting to modify the permit to remain in compliance with SFWMD. We will not know what expenses will be incurred until this application has been approved and what conditions may apply for approval. This cost could very easily vary from \$20,000 to \$250,000. We have already conducted a hydrologic survey as requested by SFWMD. (Our costs so far are in the area of \$25,000). The cost could go as high as \$250,000. We are confident we will get approval with minor revisions, but this is unknown as of now.

Once EBIA obtains approval of the permit modification, the next step is to complete a topographical survey to insure proper drainage to all of the ponds. This has to be completed prior to attempting to make any changes to the property to insure proper drainage now and in years to come.

Again, we sometimes hear the comments that some don't see anything getting done. The following has been completed since we took possession 14 months ago:

1. Demolished all of the old unsafe buildings, including asbestos remediation
2. Established a temporary parking area for Bay Beach residents
3. Prevented the property tax liability of \$30,000 + to EBIA by utilizing amenities qualification
4. Acquired a landscaping contract for mowing and trimming of all of the property
5. Contracted and completed a yearly tree trimming contract
6. Contracted and started lake treatment for all 13 lakes
7. Completed a contract with London Bay to:
 - a. install an irrigation well (completed)
 - b. install irrigation lines along Bay Beach Lane
 - c. complete a 24 stall designated parking area for Bay Beach residents
 - d. install complete landscaping along the property side of Bay Beach Lane & around the parking area and the sales center
 - e. Install a 1.2 mile walking/bicycle path with a cross path & two ingress-egress paths to the walking/bicycle path
 - f. install 3 crosswalks on Bay Beach Lane
 - g. Reimburse us for attorney fees up to \$5,000
 - h. Reimburse us for increased Security fees up to \$10,000
8. Applied for modification of SFWMD Permit to meet regulated requirements
9. Staved off the Town of FMB's storm water utility fees – this activity is still in process with a few of us spending numerous hours on EBIA's behalf.

The objective of the various committees was to gain information from the residents of Bay Beach, so we can all plan the future of the property. This future is long range, as nothing can be established on the property without the proper permits and filing of applications with SFWMD and the Town of FMB.

Just because a survey has been completed to give direction, the survey does not quantify what will be eventually approved by SFWMD. There is a big push on to sell the property at 151 Lenell Rd. and build Tennis courts, Pickle ball courts, and Bocce courts. We also know there is a group that is pushing for a Golf Course. We can't guarantee that SFWMD will approve the courts because of the need for pervious material on the property. We think we could get it approved, but again EBIA will have to file for a permit modification. If you want to pursue any type of golfing, this might even be more difficult because the chemicals used to maintain such a property could filter into the water being discharged into the Bay. (the fact that the land was previously utilized as a golf course will not be persuasive to SFWMD) These are just some examples of the unknown. Also, location of any additional amenities must be in accordance with approved permitting and must be acceptable to the neighborhoods. For example; the courts will have to be removed far enough away from neighborhoods such as Valencia so they don't affect their quiet zones.

The other aspect that must be considered is sustaining the operation of any improvements. A yearly cost analysis as to projected costs for any additional amenity must be prepared in order to present the financial feasibility to the membership for approval.

Presently there is a lot going on. Interference by attempting to impose quick decisions on the placing of other amenities needing Member approval, and then the permit process, could complicate the matter even more. Currently we have a designated parking lot being built, irrigation lines to run, (the well is in) and landscaping being installed. We are hopeful that within a year the walking/bicycle path will be under construction. Those are approved because they are basically considered repair items or items that have no effect on storm water.

Soon after acquiring the property, it was evident by the majority of those attending the EBIA meetings that the residents did not want an increase in fees and that the property should be paid off prior to making any major improvements in order to avoid an increase in fees. With the execution of the London Bay/EBIA contract that was approved and signed after the January 10th, 2017 meeting, we have improvements of well over \$400,000 coming to this property in the near future. These improvements are in the process of being completed. **EBIA members should be aware that this association still has 4 years left to pay the mortgage on the \$2.5 million loan we took out to purchase the property.**

Some think that since the Treasurer's report at the last meeting was presented that EBIA has an abundance of money. EBIA presently has \$233,515.29 in reserves, and \$418,819.77 in operating. Keep in mind, that we have a modification of a permit in place that could cost \$25,000 to \$250,000. We also have an ongoing disagreement with the Town of FMB over the Town attempting to charge us up to \$290,000 a year for a storm water utility that does not include us. Attorney fees will be \$100,000 + if we must litigate.

The most important thing on the committee's agenda should be getting people out to vote to get the correct people on the council that support the Bay Beach Community. That is why we are holding a candidate forum on the 8th of February at 10:00 AM located at The Palms Clubhouse.

House Keeping

We are also experiencing some Bay Beach residents allowing their dogs to run loose on the vacant Storm water property and some that are not picking up after their pets. Please respect your fellow residents and keep your pets on a leash and pick up after them. The same rules apply to this EBIA Storm water property as apply in your Neighborhood Association: pets on leashes, and pick up after them!

EBIA Board of Directors

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