

# EBIA NEWSLETTER

## AUGUST 2017

Summer is nearing its end and many of you are thinking about returning to paradise on Fort Myers Beach. It is still rainy season here and it is very difficult to keep the grass cut on the Stormwater Drainage property, but it is still looking good.

### **Landscaping**

The landscaping is growing and filling in nicely. We have had a few plants that needed replacing, but we continually work on getting them replaced. The installer has been good about honoring their warranty on those plants and has changed them out when necessary.

We have also planted a few native plants on the property in a few locations in an attempt to determine their durability during our extremes in climate conditions. If these plants prove to be conducive to our soil conditions and extremes in wet and dry seasons we will strategically place more of them, improving the overall ambience.

### **London Bay Sales Office**

The London Bay sales office has been busy with prospective buyers, and even though sales have been slow through the summer, there is much interest and they are looking forward to a busy selling season this fall.

### **Designated Parking Area**

The designated parking area is being used by a few of the Bay Beach residents and they have been responsive in displaying identification on their vehicles. Our maintenance director patrols this area several times a day and has left a few warning stickers on windshields for those not identified with the proper hanger or windshield sticker. We have an agreement with Angel Towing Company and they will begin towing violators in the near future.

The designated parking area is designed for the use of Bay Beach residents only. Proper identification of any vehicle in the parking area is required. Vehicle identification will be signified by the windshield sticker supplied by Bay Beach Associations already tagged within their Association via windshield sticker (example: Waterside, Hibiscus Pointe, and The Palms) or by applying for a rear-view mirror hanger available through Vesta Property Services. Members of those Associations who have windshield stickers, will also be permitted to apply for a rear-view hanger for use by their guests or renters. Completed applications will need to be returned to your association's property manager or a board member for signature.

The signed applications should be returned to Vesta at:

[Lrosengarten@Vestapropertyservices.com](mailto:Lrosengarten@Vestapropertyservices.com) and will be processed. The hangers will be sent to your association's property manager for distribution, since they know the best way to communicate with their residents.

### **Stormwater**

Through the help of Dan Tis of Waterside I, we have submitted a Commencement Notice and a Pre-construction Application to SFWMD. Once approved, the board has awarded the contract to Thompkins Contracting to begin work on the property, fulfilling the requirements of SFWMD as described in the May 2017 EBIA Newsletter.

The FMB Town Council, to date, has yet to address the rewrite of Ordinance 15-08 removing the Bay Beach community from the Ordinance. The Mayor has made it clear he wants the Bay Beach Community to pay something for a system we don't use. The majority of the Town Council at this point has conveyed to us that EBIA should not pay any fees for the town's system. EBIA has made it quite clear we will not be paying for the FMB Stormwater system as we have already paid for and maintain our own private system. In addition, with the help of Charlie Eck and Pete Yeatman, we continually monitor the agendas of both the Town Council and the management and planning department, and continuously bring the Bay Beach Community's concerns directly to the Town Council Members.

### **House Keeping**

As our Bay Beach residents return to Paradise, please help us keep this community a pristine place to live.

\*Keep your pets on a leash at all times

\*Pick up after your pets

\*Report any non - residents (trespassers) to authorities such as the Sheriff, Fish and Wildlife Commission{FWC} or to Maintenance Director Gary Workley (239) 470-0131

\*Don't feed the wildlife

\*Observe all signs (they are there to protect you and the wildlife) No Fishing

\*No vehicles allowed on the Stormwater property other than maintenance vehicles

We ask that you please help us to keep this property clean in order that all residents in Bay Beach can enjoy it.

### **Future Property Use**

Often, we get questions asking us: "what are we going to do with the property EBIA purchased on December 1, 2015?" This property was purchased to: 1. eliminate the pending lawsuit with the previous owner, 2. control the stormwater utility to avoid 3rd parties controlling the expense

of dispersing EBIA stormwater, 3. control future use of the property, and 4. enhance the ambience and security of the Bay Beach Community.

Since then, EBIA has (1) the expensive lawsuit behind us, (2) taken control of our stormwater utility, (3) control of the future use of the property secondary to being a stormwater utility for our community, and (4) began enhancing the ambience of the property with the London Bay contract with limited expense to the residents of Bay Beach Lane.

We must continue to stave off the Town of FMB from including EBIA in their stormwater utility, and prevent Lee County from invading the EBIA Stormwater utility with their attempt to dump County and Town water into a system designed for our use only. Other considerations for future property use must include: (1) the primary purpose of the property (stormwater drainage for Bay Beach), (2) ramifications of private or public use, (3) a balanced use for all of the Bay Beach residents, and (4) SFWMD permit modifications for any proposed usage possibilities.

We ask that our Members (16 Associations) review all of the aforementioned matters when discussing future use possibilities of the property with their neighbors. Several investors, developers, amenity providers, etc. have shown interest in presenting their proposals to our members. Once we complete the major issues currently being addressed, we will then consider when it is appropriate to bring these outside firms in to make their presentations to the 16 members of EBIA.

Thank you,

The EBIA Board of Directors

Tom Taege, President  
Don Meidinger, Secretary  
Ed Lombard, Treasurer  
Ed Kocsis, Vice President  
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