**M E M O**

**TO**: Royal Pelican Board of Directors

**FROM** : Garnet Bowden, EBIA rep

**DATE:** April 11, 2017

**RE**: EBIA Quarterly meeting – held at Palms

Following are my notes from today’s EBIA meeting.

TPI Presentation of FMB proposed development

* Presentation was made by John Gucciardo
* TPI wants to keep Gulf side of Estero as open as possible
* Proposed resort will include a 3 story hotel on the Gulf side of Estero, with pool, lazy river, restaurants, etc. – all open to the public
* Larger hotel complex on other side of Estero, all 3 story buildings, with hotel parking below each building
* Current ‘Lighthouse’ parking area will house a conference building, with a pedestrian overpass from the hotel complex to the conference building
* Current ‘Ocean Jewel’ building will be used for hotel retail
* Proposal eliminates 8 driveways along Estero, which should help traffic flow
* Current FMB code allows for 200 rooms in the space to be used
* TPI is asking for a deviation from code to allow for 292 rooms
* If approved, construction won’t start until sometime in 2018 and will be done in phases
* There will be some off site construction staging – which should help to mitigate traffic issues

London Bay presentation regarding Grand View

* Presentation made by John Hillman
* Sales office to open Thursday, April 13, 2017 at 9:00am
* Open House on Thursday, from 5-8pm (pre-registration required)
* More landscaping to be done along Bay Beach lane over the next 30 days
* 1.2 mile trail – 8 feet wide, with lane markings to be done on vacant property once construction on Grand View begins
* Grand View construction not expected to begin until 30 or so units are sold
* Early morning noise should be done
* Questioned John regarding some recent sales literature referring to vacant property as ‘reserve’. John responded that London Bay is sensitive to wording and will make sure it is corrected going forward.

Big Carlos Pass Bridge presentation

* Presentation made by Cella Molnar & Associates
* Big Carlos Pass bridge is 52 years old
* An environmental and engineering process called Project Development & Environment Study (PD&E) is currently be conducted
* PD&E looks at social, economic, natural and physical effects associated with bridge
* PD&E study will take approx. 18 months to complete, then a 2 year design, then 2-3 years of construction
* Parties interested in getting public meeting notices regarding bridge project can sign up at www.BigCarlosBridgeProject.com

EBIA President’s Report

* 63% of Bay Beach Lane registered voters voted in recent FMB election
* We have the attention of the FMB council

Vacant property

* Storm water permit has been secured – there are some minor things to be done – no details provided
* A topographical survey of the property is in the process of being performed
* No decision has been made with regard to waiving fees by FMB council
* Bay Beach community mandated no expenditures to property until loan is paid off
* Survey showed that people want vacant property to be greenspace
* Any major decisions regarding vacant property will be presented to our community for input
* Vacant property is being used by many residents
* Respect your neighbors and pick up your trash
* Please clean up after your pets
* Keep pets on a leash
* No fishing allowed on property
* FWC will remove alligators – if they are a nuisance – otherwise they leave them alone
* Please keep off new landscaping

EBIA Treasurer’s Report

As of March 30, 2017

* Cash (Operating fund) - $394,054
* Reserve funds - $148,645 + $100,000 in 1.49% CD
* Total Assets - $2,799,521 (includes $2.4 million in property)
* Liabilities - $1,924,213 (almost entirely vacant property loan)
* Net Equity - $975,308
* $39,000 under budget through March
* $89,000 in expenses related to storm water project through 2016

Insurance Update

* Golf course property is considered ‘vacant property’
* Should consider signs around ponds regarding wildlife (ie: alligators, etc)
* New policy cost $7,188 – was budgeted at $9,200
* Policy includes:
  + Fidelity Bond for $750,000
  + Pollution Policy – because of bldg. tear downs, fuel tank removal and construction of sales office and Grand View
  + Umbrella policy - $25 million

Old Business

* Board approved process for utilization of stickers or placards for EBIA resident’s automobiles for parking lot near London Bay sales office
* 1 placard per unit will be issued via application
* 1st placard free – replacement will cost $25
* Dawn to dusk parking only – no overnight
* No RVs
* Currently monitored by EBIA maintenance man, who can issue notices/warnings
* Instructions for filing application for placards forthcoming

New Business

Communication

* Request made by Al Thiemke that all association properties improve the correspondence to the residents
* Too many rumors going around that could have been prevented
* It was suggested that when notices, minutes and/or newsletters are posted on EBIA website that a notice go to board presidents, reps and property management rep
* Sterling Management agreed to do same

Name Change

* Recommendation made by Al Thiemke that EBIA change their name to Bay Beach Community Association
* EBIA board to discuss further

Cross Walk by parking lot/sales office

* Board approved expenditure, not to exceed $4,000 to put flashing lights at cross walk by parking lot/sales office

Feasibility study request

* Resident (did not get name) wanted it recorded in the meeting minutes that he has made several requests to make a presentation before the board and has been denied multiple times.
* Presentation would include discussions about having tennis courts, pick ball courts, bocce courts and a 9 hole private golf course on the vacant property and make the property a profit center
* No action was taken by board

Respectfully submitted,

*Garnet Bowden*