

## **EBIA 2018 2nd Quarter Newsletter**

Many of you have now left Paradise to spend time with family and friends in the North Country, or elsewhere. Here in Paradise, the rainy season has begun, and we are grateful for the much needed rain. The EBIA maintenance director is performing needed maintenance items on the property. There are many signs of the Neighborhood Associations also addressing much needed maintenance such as painting, upgrading landscaping and addressing pool issues.

### **Storm Water**

The Town Council appointed Storm water Ordinance Committee – Jim Steele, Dan Hughes, Charlie Eck, Town Attorney Jack Peterson and Committee Chair Councilman Bruce Butcher – completed their efforts to draft an appropriate Ordinance in early April. As it stands now, our understanding is that this Ordinance draft is in complete accord with all statutory requirements and fully exempts EBIA and other like entities who do not contribute storm water to the Town's system.

Town Staff has since reviewed the draft Ordinance and found it acceptable for operational purposes. The next step in the process is for this draft to come before Town Council at a Management & Planning meeting for review/discussion and we anticipate this to occur soon.

### **Beach Access**

The beach access from Estero Blvd. to the Gulf of Mexico has been updated this year with a new sea shell walkway, and most recently because of deteriorating conditions of the wood, the beach pavilion has also been upgraded by replacing all benches and supports. The beach access was granted by Estero Bay Development to EBIA in perpetuity on October 31, 1980. The easement grants the 20' width path to the Gulf of Mexico via this duly recorded Easement for the enjoyment of the Bay Beach residents.

### **Landscaping**

The Bay Beach landscaping has changed some since Hurricane Irma. There are many new plants that require delicate care. Plantings that were damaged from vehicular and pedestrian intrusion are either being replaced or nourished back to health. We continue experiencing residents and vendors driving on groomed areas causing damage to the sprinkler system and the vegetation. Please help us to preserve these plants by avoiding entering the areas which may cause damage to the new plantings.

Currently the original EBIA irrigation well located at the Valencia Villas complex is being repaired. The 5 HP pump is being replaced. This is a tedious process, as the Valencia Villas pool equipment was built on and around the EBIA easement that was granted on December 19, 2002 by Stardial Investments to EBIA. Mike Keegan (President of Valencia Villas) is working with us to enable access to the well.

### **Financial**

As of April 30, the EBIA cash was \$382,071.72, our reserve pool was \$281,850.25, and our total equity equaled \$1,387,244.63. To date this year, our net income, on a pro-rata basis, was \$45,557.76. We are currently paying \$46,125/month on the property loan, currently scheduled to be fully paid by the end of 2020.

### **Designated Parking Areas**

The designated parking area is for EBIA owners and their guests residing in the Bay Beach Community. This past season we had some non-residents attempting to park in this area, and they were issued parking warnings that their vehicle could be towed. Most owners are now aware of the policy for parking in this area and understand that security will only accept proper identification via the EBIA placard installed on the rear view mirror, or the property window sticker issued by one of the Neighborhood Associations in the Bay Beach Community. The security for this parking area will be more aggressive in the 2018/2019 season and may likely result in unauthorized vehicles being towed at the owner's expense.

### **FMB Approves TPI project**

On May 21, 2018 the Fort Myers Beach Council unanimously approved the TPI/FMB project that will be erecting a 254 unit hotel with a pedestrian overpass across Estero Blvd., to the beach side. The project will also include a water park, restaurants and lounges. Demolition on this site is to begin in September of 2018 with construction projected to begin the summer of 2019.

### **Bay Beach Safety**

Safety is very important to all of us and many reports of speeding vehicles along Bay Beach Lane and vehicles not stopping at crosswalks have been addressed with the Sherriff's Department for the last couple of years. In another recent meeting with the Sheriff's Department, they have agreed to patrol this road. They have also been attentive to trespassers attempting to fish, ride 4-wheelers etc. on the Bay Beach properties.

### **House Keeping**

Pets need to be kept on a leash, as you never know when another animal may become aggressive or a resident may be uncomfortable around animals. Please pick up after yourselves and your animals to keep our property in pristine condition.

It is great to see many of you out walking and bicycling in the community. Please be respectful of your neighbors, and keep them and yourselves safe by using the sidewalks while walking, and adhering to traffic rules while bicycling. For those driving vehicles, please comply with the posted speed limit signs and be sure to stop for the pedestrian crosswalks.

Alligators are a part of Florida's wildlife. Alligators are known to be good for our ecology system and are transient. The Florida Wildlife Commission will only remove and euthanize an alligator when it becomes aggressive. Management monitors all wildlife on the property for your protection. Please do not feed or get too close to any of the wildlife.

### **Grandview**

While Grandview has experienced slower than expected sales for this luxury high rise, they are optimistic that they will have enough sales to break ground by late 2018. The retail sales for real estate have been softer this year than expected in Southwest Florida, but optimism among sellers, buyers, and real estate brokers remains high.

### **Scheduled Quarterly Meetings**

April 10, at The Palms Clubhouse (Completed)

July 10, at The Waterside II Community Room

October 9, at Royal Pelican

January 8, 2019 Annual meeting at Hibiscus Pointe Community Room

### **Information**

For newsletters, minutes, financials and much more, you may visit the EBIA page at the Vesta Property Services website: [www.vestapropertyservices.com/sw](http://www.vestapropertyservices.com/sw) Select: "Online services", then "Access Association Page". Choose "Estero Bay Improvement Association". The password is eb1a

Estero Bay Improvement Association  
Board of Directors:

Tom Taege, President  
Al Thiemke, Director  
Ernest Levy, Director  
Don Meidinger, Secretary

Ed Lombard, Treasurer  
Ed Kocsis, Vice President  
Dave Maiser, Director