

Harbor Beach Property Homeowners Association

Annual Meeting

Held January 9, 2019

Church by the Sea

2700 Mayan Drive, Fort Lauderdale, FL 33316

Present:

Annette Ross, President

Sally Alshouse, Executive Director

Courtney Crush, Esquire – Crush Law, PA

Randy Rupp, CPA – Rupp & Associates

Officer Sandi Downs-Keesling, HBI

Hal Barnes – City of Fort Lauderdale, Assistant to City Manager

Porshia Williams – City of Fort Lauderdale, Code Compliance Manager

Antoinette Butler – City of Fort Lauderdale Project Manager

Bradford Berner – Transportation Solutions & Lighting, Sales Manager

Pat Ross – Transportation Solutions & Lighting, General Manager

Ben Sorenson – District Commissioner

Chris Lagerbloom – Manager, City of Fort Lauderdale

The meeting was convened at 6:05 by President Ross. Introductions were made of guest attendees.

Transportation Solutions & Lighting

Transportation Solutions & Lighting gave a presentation on the proposed LED speed limit signs to address the speeding problem in Harbor Beach neighborhood.

Brad Berner gave a presentation and explanation of implementation of temporary signs around the neighborhood. A full-size sign was at the meeting for attendees to see. TS&L plan to conduct a two week study to address problem areas. Signs will be erected on a temporary basis around the neighborhood. Cameras are also an option with the signs to identify those who are habitual speeders.

The meeting went off topic as a resident expressed concern over large tire tracks from construction vehicles in his yard. Porshia Williams addressed this issue

stating that the contractor has a bond with the city and the property owner needs to contact the city.

Brad Berner from Transportation Solutions continued his presentation and addressed concern from a resident in the event speed humps are introduced instead of signs. TS&L will provide a quantitative guideline. In addition, Porshia Williams will look into getting an answer on liability if a vehicle is damaged.

Suggestion was made to send a survey flyer to neighborhood residents asking their preference, signs or speed humps.

Undergrounding Utilities

Antoinette Butler, City of Fort Lauderdale Public Works and underground utilities gave an update on undergrounding of power lines. There are currently three neighborhoods ahead of Harbor Beach for this project: Las Olas Isles, Idlewyld and Riviera Isles. Survey of Harbor Beach slated for next year.

Resident concern: Will the roads be repaved.

Answer: Yes

Resident concern: Streetlights – will wiring be underground?

Answer: Hal Barnes clarified that the undergrounding is coming and that streetlights are part of the project. Also streetlights will be updated with the same or greater lumen level. Unable to indicate if lighting will be on both sides of street.

Antoinette Butler is heading the bid team for pricing for the undergrounding project. A ballot will be sent to homeowners with a goal of 70 percent participation. There is no final pricing for this project as of now, but expected cost will range from 20-25K. This figure will appear on homeowners' tax bill and amortized anywhere from 10 to 30 years.

Vacation Rentals

Porshia Williams, City of Fort Lauderdale Code Compliance Manager addressed vacation rentals. Residents should be aware that Lois Turowski is the Harbor Beach Code Compliance Officer with the Office of Sustainable Development. Her department works to keep property aesthetically pleasing by monitoring vacant lots, painting, etc. There are 687 registered vacation rentals in the City of Fort Lauderdale. There are currently 4 registered vacation rentals in Harbor Beach.

With spring break approaching, the City is planning on enhanced enforcement. The City also monitors cars parking in driveway and trash pick up.

Resident concern: What is the current ordinance?

Answer: Short term rental, 30 days or less, 4 times per year.

Resident concern: How does this affect the homeowner's homestead exemption?

Answer: The City reviews the application for vacation rental and property appraiser determines if the exemption should be removed. Sales tax is collected.

Any excessive noise should be reported to non-emergency FPLD or the Nighttime Economy Team. As of 2015, 3 violations result in a 180 day suspension. A magistrate will determine what suspension to impose.

Resident concern: Are dock rentals covered by vacation rentals?

Answer: No dock rentals are allowed in Fort Lauderdale. HBI will enforce if contacted.

Resident concern: Are fireworks illegal?

Answer by HBI Officer Downs-Keesling: Yes. Call non-emergency FPLD or HBI.

Resident concern: On street parking?

Answer: Some areas do allow on street parking and others do not. If requested, the City will come out and review.

Crime Report by HBI Officer Downs-Keesling

Total 7 incidents in the past year

Stolen Mercedes

Stolen dirt bike

Stolen laptop from unlocked car

Stolen paddle board on floating dock

Stolen bicycle

Stolen, 2 stepladders

Elderly woman made cash withdrawal from bank and reported she was attacked upon exiting her car at home. Bank records do not indicate withdrawal was made and woman was nonresponsive and noncooperative with HBI.

Officer Downs-Keeling urged all HBI members to call the HBI cellphone with any concerns. This is her 25th year with HBI. She also announced Captain Wheeler is stepping down for health reasons from HBI after 37 years and handing control of HBI to Officer Downs-Keeling.

Resident concern: Speeding.

Answer: Early morning hours are the worst. Repeat offenders are issued speeding tickets. Mostly construction workers in early A.M. Also motormen patrolling will issue tickets.

Officer Downs-Keesling also recommends pedestrian reflectors and the LED sign.

Scooters: Officer Downs-Keesling did not comment. Issue raised later in meeting. She did recommend going to Lauderserv.com and voicing concerns. The speed limit in Harbor Beach is 25 mph.

Resident concern: Construction vehicles parked on both sides of street.

Answer: HBI cannot enforce, but does know which vehicles are associated with which project.

Resident concern: Is HBI 24 hour patrol?

Answer: Currently not 24 hours, but HBI patrols as many hours as the budget allows.

HBI Committee points out that recent increase in dues are first in 18 years.

Financial Report

CPA Randy Rupp presented figures for 2018 and states financial status is basically unchanged from previous year.

Almost 50 percent of funds spent on landscape and beautification due to hurricane damage.

Dues increase \$20 per household. Hard copies of financials were available at the meeting and upon request.

HBI - September 30 end of fiscal year. Budget short 3K. Previous year short 10K.

There is 18 hours per day coverage by HBI. 158 members of HOA which is less than 50 percent participation. 180 members of HBI. Officers will receive pay increase. CPA will run numbers for 24 hour HBI coverage.

100 percent membership would solve all problems with funding.

Officer Downs-Keesling mentioned that those who are not HBI members will wait for BSO to respond, but HBI will address any in-progress felony.

Currently the patrol cars are leased for \$10,158.02 per year.

Restoration of Restrictive Covenants

Attorney Crush explained the importance of the Restoration of Restrictive Covenants. The original Covenants have lapsed and the goal is to rewrite the Covenants to current-day language. 99 percent of the old Covenants will be stricken through. The revived Covenants will not include architectural guidelines and setbacks as those are directed by the City of Fort Lauderdale. The revived covenants will provide the ability to assess for annual maintenance costs, security and special projects the neighborhood votes to approve. HBPHOA residents will form a committee of three (3) from each Section or Isle to secure signatures to move the Restoration project forward. Requests were made to the Association to have the new documents be made available in a Spanish version. The goal is completion by April 2019 before part time residents head north.

Thought process: Each Isle will need to form a committee as each Isle is an independent association. Once that occurs, there is a mechanism to set an assessment to each homeowner and HBI will be consolidated into HOA fees.

Process: Each committee of 3 will present the Covenants to their Isle and collect signatures to approve. The signatures will be sent to Tallahassee along with appropriate paperwork. State will review and approve or not.

Harbor Beach was developed by a master developer, therefore, has covenants. Las Olas and Rio Vista are neighborhoods with no association.

Copies of the new covenants are on the Harbor Beach Web site as well as a one page summary.

** Ben Sorenson and Chris Lagerbloom arrive

New Business

Tavistock has offered to make a private presentation re: Pier 66 redevelopment project at Pier 66 or at Church by the Sea. A straw vote approved the presentation to be held at Pier 66.

Resident concern: 40,000 square foot temporary glass house to be constructed near Intracoastal without plumbing for convention and neighborhood use. Feels there is not enough disclosure and this seems improbable.

Answer by Commissioner Sorenson: This is a temporary structure

Answer by City Manager Lagerbloom: No site plan has been approved, only renderings have been submitted.

Resident concern: Why is Tavistock spending \$5 million to do this?

Answer by Commissioner Sorenson: Because they can afford it.

Resident concern: What does the city see down the road?

Answer by Commissioner Sorenson: Tavistock has received approval to build a temporary structure for events with a 5 year permit.

Resident concern: This will morph into something else.

Answer by Commissioner Sorenson: City will review annually to ensure Tavistock abides by code.

Resident concern: Is structure hurricane proof?

Answer by City Manager Lagerbloom: Structure must be built to South Florida Building Code

Resident concern: Has the special events permit been approved?

Answer by City Manager Lagerbloom: Yes. No approval of structure.

Resident concern: Proliferation of scooters.

Answer by Commissioner Sorenson: The city has approved 1,500 to 1,750 scooters. The City Commission has listened to feedback from citizens and plans a special meeting for February.

Geo-fencing has been discussed which creates areas where scooters will not work. The city can regulate where and when the ride will stop, especially during high impact events.

Resident concern: Are scooters permitted after dark?

Answer by Commissioner Sorenson: Yes.

Resident concern: Not well thought out.

Answer by Commissioner Sorenson: City Commission will look into that.

Answer by City Manager Lagerbloom: Discussed the process of getting to this point. A bill presented to legislature in Tallahassee was passed to allow the most advanced transportation method. Violations: Improper parking. Scooter company has 2 hours to remove scooter. If they fail to do so, the scooter may be impounded with a storage fee.

Resident concern: Is the number of scooters reducing the number of automobiles?

Answer by City Manager Lagerbloom: The city has encouraged the scooter companies to conduct a study.

Resident concern: Preemption?

Answer by City Manager Lagerbloom: The city cannot repeal, but can limit scooters.

Resident concern: How to tighten up?

Answer by Commissioner Sorenson: It has not been preempted yet.

Resident concern: Does the city generate any income from scooters?

Answer by City Manager Lagerbloom: There is a per scooter registration fee. This is a better way to monetize and pass costs onto scooter company.

The Meeting was adjourned at 7:57 PM