

PRESIDENT'S REPORT

As most of you are aware, St. Lucie County has proposed a beach renourishment project for the winter of 2012-2013. The cost is estimated to be \$11.5 million and would be funded by creating a new Erosion Control District comprised of beachfront owners.

The project area is from Sand Dollar Shores, which is north of Islandia, to the Martin County line where the beach has several seriously eroded sections. Islandia is fortunate to be among the 10 of 17 beach markers in our section of the project area that have not lost sand and actually gained beach since 1972 when the benchmark was created. The new Erosion Control District would have to be approved by the owners within the district. This is highly unlikely because the current beach renourishment project for South Beach in Fort Pierce has its county funding paid for by an erosion control district comprised of the entire county, so charging only beachfront owners would be grossly unfair.

The Presidents' Council subcommittee, of which I am a member, along with the President of the Council and Charles Grande, an ex-commissioner of St. Lucie County, is developing an alternative funding plan. This proposal would include 50% state funding with the remaining half being apportioned as 95% from the entire county and 5% from the Erosion Control District. If the project is scheduled for next winter, it could be combined with a Martin County renourishment project that would save on startup and teardown costs, as well as future federal and state funding.

My sense is that although the project would be beneficial, it is unlikely to happen because of the funding issues. There are also numerous technical issues in obtaining the necessary permits which may also delay the project.

Tom Gilson, for the Board of Directors

MANAGER'S UPDATE

Upon returning for the season, you all will notice the beautiful new water feature under the portico that was built by our staff during the summer. The new walkway tile is currently being acid washed as part of the final cleanup from that massive undertaking, and the lobby area and hallway trim will all be repainted in December. Of course we also will be busy putting up all the holiday lights and decorations!

Ongoing maintenance and refurbishing projects make our Islandia building one of the premiere properties on the island. Major projects planned for 2012 include upgrades to all catwalk lighting fixtures and changing the florescent bulbs to more energy efficient LED lights which should result in a 35% savings over our current lighting costs. We plan to replace all the rusted and damaged stairwell doors as well as all the doors opposite the elevators. In addition, all of the stairwell walls will be repainted and the door frames caulked. As a final touch, we plan to repair and wrap the elevator door frames on every floor with brushed stainless steel just like you see in the lobby. As you have come to expect, all of the work will be done by our staff.

The fire Marshall has declared the stove in the social room's kitchen to be in violation of local code. It will be removed and a new burner-less oven with matching countertop will replace it. A new microwave has been installed and free standing burners will be purchased, if necessary.

On behalf of all of the office and maintenance staff, we wish you and your families a happy and healthy holiday season.

Ernie Raaz, Building Manager



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