

News Flash from Lagoon Point

March 9, 2007

Ballots mailed out for funds to get the permits needed to dredge the waterway

Coming soon to your mailbox: Ballots are being mailed this weekend to Lagoon Point property owners to authorize (or not) funds to get the permits needed to dredge the waterway. The waterway consists of the commonly-owned 'Lot C' and, to the south of Lot C, portions of the privately-owned canal areas. Ballots are due back by April 9th.

The Lagoon Point Community Association (LPCA) board on March 6 approved sending out a ballot for funds to permit the Lot C work. The Division 2-3-4 Architectural Committee agreed at the same time to send out a ballot for funds to permit the work south of Lot C. The LPCA permitting funds are to be matched dollar-for-dollar with Division 2-3-4 Waterway funds, so that LPCA and the Architectural Committee share equally the costs of permitting for dredging Lot C and portions of the canals south of Lot C. Each ballot would authorize up to \$75,000.

One ballot or two: Mailings to Division-1 and View Tracts owners include a single ballot – to approve spending the LPCA funds. Mailings to Division 2, 3 and 4 owners include two ballots – the second ballot is to approve spending the matching Division 2-3-4 Waterway Funds. Division 2-3-4 owners need to return both ballots.

No special assessment will be needed. LPCA and the Architectural Committee each have sufficient funds in reserve to pay for the permitting work.

Public review: In developing the permitting proposal and tentative dredging plan the board and Architectural Committee built in ample opportunity for public comment. The tentative dredging plan was widely circulated: in the newsletter mailed to all lot owners and on the LPCA website (www.lagoonpoint.com). Owners were invited to send in or bring in their comments. The board and Architectural Committee also held three joint community meetings to hear owners' views on the permitting and dredging. A fair number of owners did attend the meetings or send in questions, comments and views. Each comment was then considered, and work plans amended where appropriate.

What's next? The LPCA Board at its March 6th meeting committed to next address the question of how to share the costs of the Lot C work. The board has been asked many times about how the costs of dredging our Lot C might be shared, and this matter was raised several times in the public meetings on dredging. The LPCA Board has agreed to develop a proposal by October 15th for how to allocate the costs of dredging Lot C among all LPCA members. The proposal would then be submitted for a community vote.

All LPCA members (that is, all Lagoon Point lot owners) should get their ballot mailings some time next week. The cover letter from the LPCA President will provide more detail; statements Pro and Con are included as well.

Please vote. We are a small community and *your vote counts*. Ballots are due back by April 9th.