



February 2024

## President's Message

Greetings fellow owners,

I hope everyone is well. This year has presented many issues for our POA and I will touch on the major ones here.

I have taken feedback from the community regarding the two proposed amendments to our deed restrictions that narrowly did not pass during past annual meetings. The past perception was that it was too broad, and the BOD could assess impact fees for minor changes to a home. We narrowed that and separated both proposed changes.

Both of these amendments are an attempt to minimize yearly maintenance costs for owners and are directly related to the new buildings of homes and pools in our POA.

The first amendment would be to allow the Architectural Review Committee (ARC) up to 45 days to approve ARC requests. This change is needed to deal with the much higher number of new builds as compared to previous years. The current time of 30 days was established in the time when maybe one home would be built every couple of years if that often. But we have had many homes built in the last two years as you can all see. It is just too much on rare occasions for the handful of volunteers who step up to the plate to help with this. The additional 15 days will help due to people not being available for whatever reasons while needing to address the increase of volume with requests. It is important for me to note here that most routine requests are processed within days. The complex requests such as new builds and pools relating to setbacks and property lines and surveys can take more time and those types of ARC requests are the main reasons to ask for some more time. Approvals will not take 45 days often, if at all.

To not give this extra time to the ARC may require the BOD to contract the reviews of some new home build proposals out to a firm which will cost our POA funds. These expenditures would need to be offset by increases in yearly maintenance POA fees. The BOD is trying desperately to avoid this.

The second amendment which is also related specifically to new builds of homes and pools in our POA is an impact fee of \$500 for new home builds and \$250 for new pool builds. In the past the owners felt the wording enabled the BOD to levy fines for any including small improvements or changes to their property. Even though that was never the intent or plan of action, I took that feedback and instructed our attorney to specifically state the impact fee would only apply to new builds and pools. I trust this will suffice to ease the concern owners had and this amendment will hopefully pass.

The reason this impact fee is being proposed by your BOD is simple. This year we are over budget in Legal by thousands of dollars. Even though all owners who are building agreed to our DRs at their respective closings, still some do not want to abide by them. The main cause of the legal fees is the back and forth between our POA, builders or the owners. Some builders have built homes with features or colors not approved by the ARC and then do not want to remedy the issue after the fact.

The new build issues are accruing legal fees to resolve some of these issues and mediation must occur if the DR issues cannot be resolved by discussions between myself, the POA and the owner. Many issues were resolved by discussions amicably, which of course is the goal. However, if the owner does not agree with the BOD's decision, mediation must follow.

While I personally participate in the mediation free of cost to our POA which takes hours, the POA must pay for ½ the cost of the mediator and for 100% of our attorney fees during the



## February 2024

mediation. These mediation costs can exceed \$1000 for our POA.

Since this increase in legal fees is directly related to the new builds of homes and pools, the BOD has determined that it is most equitable to charge an impact fee for those building those new homes and/or new pools which has and can potentially cause increased legal fees.

As a result, your BOD is recommending that you vote to have these amendments approved. If passed, this fee will be imposed for new ARC submissions after all owners are officially notified via U.S. Mail that the amendment has been filed with Hernando County. All builds started prior to this notification will not be charged this fee. The impact fee funds collected would be placed into a legal reserve fund used specifically to offset further legal costs.

We need volunteers so I hesitate to mention this again as it may deter some from volunteering, but I decided it is important for the spirit of letting the owners know some of the challenges of volunteering. When you are dealing with people who are spending lots of money on a home and getting told you cannot do that, some react, shall we say, with emotion.

I personally have been called names, cursed at, threatened physically along with other BOD and committee members, and hung up on because some owners and/or builders disagree with the Deed Restrictions and their enforcement, or they just do not read the documents sent to them. That comes with the job, but when people disrespect the BOD and call us Nazis etc. and physically threaten us, I find that offensive.

But I will say once again the reason I do this is because if this Deed Restricted POA is not run by a volunteer BOD, the state or county will assign a BOD for you. I do not want someone without any skin in the game spending my money and your money. So, while the job pitfalls I mentioned can deter people from stepping up, it is not meant to do that. I want to emphasize the reasoning volunteering is so important because

this POA has many moving parts, and we need owners to help do their share to keep the wheels turning and we are developing rapport with some builders attempting to prevent problems from happening but it is not all milk and cookies.

We all have the common goal of living in a nice safe area that looks great, with reasonable maintenance fees and keeping our property values as high as possible. Despite the frustrations and costs caused by a few builders and owners, I think we would all agree that we live in a great community with a reasonable annual maintenance fee.

Once again, I will mention the recurring complaints from neighbors in our community regarding owners not picking up after their dogs, allowing dogs to run unleashed and uncontrolled dog barking. These are also violations of county laws.

Speeding is also another concern as there are young children living here. Minors driving golf carts, some of which lack the proper lighting to be street legal at night, has been viewed as a safety issue here.

If you as an owner continue to see these issues, please report them to Coastal Management or report it to the appropriate authority. Also, if owners have concerns or suggestions regarding their POA please relay them through Coastal our management company at [727 859-9734](tel:7278599734). Coastal is a clearinghouse for owner input to the BOA and raised to the BOD by discussions of owner correspondence received by Coastal at BOD meetings.

I want to mention the many positive things going on in our neighborhood. For example, Yard of the Quarter was implemented in March last year and it is considered a success. Winning yard owners not only get to proudly show the plaque for the quarter they also win a \$25 Home Depot Card from our POA. It is judged by an outside entity not an owner in the POA.



## February 2024

Another example of success when we all work together as one big community team is the "library" box that was created in 2023 and installed on Seabass as a free book exchange. This was a collaborative effort by several owners to purchase, assemble and install the library. The box is always filled with books and DVDs so please participate in the media trading via the box.

The better we all know each other the more enjoyable our community will be, and we can use our collective resources to make improvements at little or no cost to our community. Now that Covid thankfully is gone, perhaps some social events can take place moving forward. We are discussing some ideas, but the main hang up is many people do not want the POA to pay for social events such as Oktoberfest since many do not participate. So, considerations of Potlucks or pay for your own catered plate are being discussed. As a result, below you will see we are asking for volunteers to staff a social committee because volunteers will be needed to take a pulse of our POA to see how many will participate, how much people are willing to pay etc.

At this point, I want to thank all our current volunteers including the new ones that stepped up in 2023. Once again, I will state that this POA is being run by a couple of handfuls of volunteers. I urge anybody who wants to try to keep maintenance costs down to please get involved in our community. Contact me, Coastal or another board member and we will find a place to utilize your help. Volunteer your time on either a committee or run for our BOD. Volunteering is a wonderful way to get to know more of your neighbors, while helping to keep your POA annual dues low.

We have recently been using our improved community website to communicate important info to our owners. Please check out our website at [hbspoa.org](http://hbspoa.org) often. If you have suggestions for making the website better, please reach out to Chris Hott. His email is [chris.hbspoa@gmail.com](mailto:chris.hbspoa@gmail.com)

and his phone number is 208-534-8777. Our website is a tool we can use to foster POA communications and events while keeping our mailing costs down.

In closing, I hope to meet more of you at our annual meeting on March 23rd which will include snacks so please come and meet your neighbors, support our community and if possible, volunteer.

Thank You!

Stuart

## Garage Sale

March 2<sup>th</sup>, 8:00 am

Our Annual Garage Sale will be held on March 2nd, 2024, in conjunction with Swamp Fest which is at Linda Pederson Park. This is a locally advertised event. Rain date is March 3rd.

## Annual Meeting

March 23<sup>th</sup>, 10:00 am

The Annual Meeting for the Hernando Beach South Property Owners Association will be March 23rd at 10:00 am at the Coast Guard Auxiliary Building. Come out and meet your neighbor, refreshments will be served. Only property owners in good standing are allowed to attend.

## Volunteers

Anyone wanting to run for the Board of Directors for election at the March annual meeting needs to contact Coastal Management at 727-859-9734 by February 28th, 2024.

Our POA needs volunteers in the following areas:

Adopt-A-Road

Waterways

Distribution of garage sale and other leaflets when needed

Miscellaneous duties

Welcoming Committee



February 2024

Social Committee  
Boat Ramp  
Boat Ramp Key Distributions to homeowners in  
Central  
Treasurer

### HBSPOA Committees

Adopt-A-Road	Bob Prior	352-684-3723
Arch	Anthony LeTempa	352-232-1442
Boat Ramp	Call Coastal	727-859-9734
Bulletin Board	Vince Mina	352-428-9792
Grounds	Dennis Rath	908-325-6257
Permits Boats/RV	Call Coastal	
Web Site	Chris Hott	208-534-8777
Welcome	Nancy Wachs	352-610-9098

### Architectural Review Committee

The Architectural Review Committee wants to remind all residents that any changes, alterations, additions, or replacements to your existing home must be presented in an ARC Request Form along with the required permit to the Committee for written approval prior to the commencement of work. Please contact Anthony Latempa the ARC Chair at: [Anthony.hbs@aol.com](mailto:Anthony.hbs@aol.com)

954-292-3865.

### Hernando Beach South Board

Stuart Sturm:	President
Mary Kabdedoe:	Vice President
Chris Hott:	Secretary
Vacant:	Treasurer
Dennis Rath:	Director
Kathy Pierson:	Director
Anthony Latempa:	Director

### Coastal Management

6454 Ridge Rd, Port Richey, FL 3466

727 859-9734

- For Accounting Questions

[acctcoastalhoamgt@gmail.com](mailto:acctcoastalhoamgt@gmail.com)

- For Violation Questions

[HernandoBeachSouthPOA@gmail.com](mailto:HernandoBeachSouthPOA@gmail.com)