

April 2018 Presidents Synopsis of Pool Status:

Hello all fellow board members as well as fellow owners,

I am in the process of bringing on board several individuals to chair various committees.

In the mean time I thought I'd share with all of you the most current info I have received after speaking with our pool project manager Tom Little.

He has received all of the bids from 3 separate companies which he will deliver to the current pool committee chair person Mitch Meyers shortly. Mitch has also been in touch with Tom and looks forward to dealing with him on a more regular basis.

The initial bids range from \$900,000 to 1,300,000. Of course Tom Little now has the task of going thru all of those bids, comparing them line item by line item on a spread sheet and then negotiating for the best possible contract while concurrently working on all the governmental approvals.

The project construction time from break ground will be between 5 and 6 months to complete.

We can only work on the outward side of the sea walls (east seawall and south seawall abutting the pool area) between November 1, 2018 and Feb 28, 2019—the only time when the construction will not effect the turtles—turtle season is between March 1 and October 31 in the southern part of Florida).

It looks like the permits will not be in place until around September or October of this year. With that in mind the hopeful start date will be no sooner than Sept or October of this year—the latest start date would likely be the end of this year or no later than the end of January 2019. Note the “synopsis of what lies ahead” in the way of approvals yet to be achieved.

This is a synopsis of what lies ahead:

1. Environmental Advisory Board & Special Conditions approval (started in October 2017 have gone thru 5 resubmissions – waiting for response) – cannot submit to P&Z until approval of these tasks.
2. Planning and Zoning approval
3. Town Council approval.
4. Zoning letter from P&Z to Coastal Engineer in order to submit their plans to the State and DEP. Submittal to the State & DEP could be a four-month process (but will likely move much more quickly with Charlie Isiminger on board). Florida statutes dictate that the State and DEP legally have four months to respond.
5. Building Permit

There are a myriad of reasons this project is taking so long to get approved at the city of Boca Raton. There seemed to have been some miscommunication between the earlier law firm handling this project (ie Gray Robinson), Tom Little and the city as well as misinterpretation of the plans by the city which resulted in months of delays----- not to mention the fact that Boca just plain moves very slowly on the approval about any construction project.

In any event we do have in place a coastal Engineer, Isiminger & Stubbs (they have successfully worked for over 25 years with State and DEP people) as well as one of Florida's most recognized structural engineers and pool experts, Steve Sinclair. With Tom Little on board and these experts in place along with the guidance of our pool committee, I believe we are on the way to a very successful project, albeit one that is very time consuming.

And lastly, I have been advised not to contact the city since things finally look promising for a likely approval from the city of Boca Raton environmental advisory board so that we can move forward to the planning and zoning people and beyond.

Hope this helps, Phil