



Mailed March, June, September and December

June, 2008

### President's Report

#### H.B.S.P.O.A Pioneer Lewis Johnson Passes Away

On May 21, 2008 long time Hernando Beach South resident Lewis Johnson passed away. When Lewis and his wife, Nita, retired here from Georgia in May of 1996, the association was still controlled by the developer, Mr. Sasser. Lewis and a few other residents worked hard to establish the Property Owners Association and maintain the deed restrictions which have been so vital in keeping our community looking good.

Everyone who got to know Mr. Johnson realized that he was a kind and gentle person whose only motivation was the betterment of our neighborhood. Even when he was dealing with those few among us who choose not to follow the deed restrictions, Mr. Johnson maintained his soft spoken, gracious manner.

Lewis was president of the association when my wife, Marie, and I started attending meetings in 2003. His sincere welcome to us left a lasting impression which was reinforced often...here was an egoless man whose hard work over the years has greatly improved this community. Anyone who moved here because of the way Hernando Beach South looks is indebted to Lewis Johnson.

A memorial service was held for Lewis on Saturday, June 21, 2008 where a plaque was first displayed and residents contributed their recollections of him.

Mr. Johnson's sister, Mildred Renfroe, wanted the following note in this newsletter:

A special thanks from the family of Lewis Johnson. The outpouring of your love and delicious food was greatly appreciated.

Your kindness and love will always linger in our hearts.

Lewis would have been so proud of his neighbors and his community.

## **Well, Maybe You Can Fight City Hall**

Since our last newsletter a substantial threat to the peace and safety of Hernando Beach South has come and gone.

The owner of a 24.5 acre parcel of land on the Northwest Corner of Osowaw and Shoal Line Blvd. submitted plans for an RV Park/Tent Camping/Gas Station and a 25,000 Sq. Ft. Market to the county.

The project was almost unanimously opposed by H.B.S, as well as other area residents.

The Board of Directors passed a resolution in opposition to the project based on hurricane evacuation problems, wildlife harassment, and daily road hazard issues.

Even though the Planning and Zoning Board passed the project 4 to 1, the owner apparently realized the swell of public opinion against the project and withdrew it before the Board of Commissioners could vote it down.

Thanks to all of you who contacted the Commissioners by E-mail, phone and letter to defeat this issue. Thanks, too, to our Political Action Committee chairperson, Linda Prescott, who worked so hard behind the scenes on our behalf.

## **Board Recommends A Change In The By Laws**

The reason most of us moved to HBS was because of the Deed Restrictions. They have allowed us to maintain the high standard of appearance that has lifted our property values.

At present, Article IX Section 2 of the By Laws says that to change the Deed Restrictions it takes an "affirmative vote of not less than two thirds (2/3) of the entire eligible voting interest of the HBSPOA membership."

Because about 60% of memberships are owners of vacant lots who live out of state (who almost never return ballots) in a practical sense it is impossible to obtain the required 2/3 vote to change the Deed Restrictions.

And what changes are needed in the Deed Restrictions?

The Board has a few good ideas:

- 1) Recovery of legal fees short of a judge's ruling
- 2) Making it clear that a junk car cannot be stored on a front lot.
- 3) There may be others....

Therefore, sometime in the next few months you will be asked to approve the following:

"Any modification or amendment of the Restriction Covenants for the community must be approved by the affirmative vote of not less than two thirds (2/3) of those voting at any special meeting called for that purpose or Regular meeting with due notice. Notice of the date, time, location and purpose of such meeting, including the proposed amendment(s) shall be mailed to each member not less than fifteen (15) days prior to the date of such meeting. A ballot will be included with a due date." (Exact wording subject to attorney's approval.)

If you would like to discuss this issue, please call me or any Board member.

Bill Persons, President (352) 684-

9726

### The New Bulletin Board Is Almost Completed

As this is being written, the new bulletin board at the boat ramp is only days away from completion. We need to recognize Jim Garrett and (before him) Mike Prescott for their efforts in completing this project.

When the new board is completed, the notices will be transferred from the old board to the new board and the old board will be removed. Also, because "for sale" and other signs are not allowed in HBS on individual lots, signs will be placed at the two entrances directing lookers to the new bulletin board.

You must contact Glory Westerberg (352) 666-0914 to have an ad or notice put on the bulletin board. Anything stuck on the board with tape will be removed.

If you can't get through to Glory, call the Sweat's at (352) 666-9244.

### Dredge Project

## **MEDIA RELEASE**

### **Hernando Beach Dredge Project Moving Forward**

**June 16, 2008**

On Friday, June 13, 2008, the Florida Department of Environmental Protection (FDEP) issued its Notice of Intent (NOI) to issue a permit for the dredge material disposal site on Eagle Nest Drive. This is the second and final permit required

from FDEP and is a major milestone in the County's efforts to dredge the Hernando Beach channel and restore the safety and navigability of the channel.

The NOI is in essence the "pre-permit" and after a 21-day comment period, the FDEP will issue the final permit. Once the final permit is obtained, the County will only need to obtain a permit from the Army Corps of Engineers in order to commence dredging. The Army Corps of Engineers is actively reviewing the County's permit application, and we anticipate receiving this final permit in several weeks.

The Hernando Beach Channel Dredging Project will dredge the channel to a depth of six (6) feet at Mean Low Water. The project will also straighten the beginning of the channel and extend the channel out to Watts Tower. When complete, the bottom width of the channel will be 60 feet. By deepening, widening, straightening, and lengthening the channel, commercial and recreational vessels will once again be able to safely navigate the channel.

The dredge material disposal site on Eagle Nest Drive (for which the NOI was received) will be used as a dewatering site for the dredge material. The dredge material will be a) pumped into a containment dike on the site; b) allowed to drain/dewater; and c) hauled away. This site has been leased by the County and upon completion of the project, it will be returned to the owners.

Once the final FDEP permit and the Corps of Engineers permits are received, the County will competitively bid the dredge project and award a contract. It is anticipated that dredging will commence in late summer/early fall of 2008 and will take 10 – 12 months to complete.

Questions and requests for additional information may be referred to the dredge project manager, Mr. Gregg W. Sutton, P.E., Assistant County Engineer, at (352) 754-4062.

### **Hernando Beach Boatlift**

The boatlift transports boats up to 28' and 6,500 lbs. from the indirect Gulf access freshwater canals to the direct Gulf access salt water canals.

It is owned by and maintained by the Hernando Beach Boatlift & Improvements Corp Inc. for the benefit of and use by all the property owners on the indirect access side of the boatlift.

You can get a key from one of the officers of the HBBI Corp providing that you prove that you own property on the indirect access side of Hernando Beach. Please call Don Bowers at 597-2372 for more information and to get a key.

### **Welcome Committee**

If you become aware of a new resident of Hernando Beach South, either a new owner or a new renter, please contact me so I can deliver a welcome bag at 686-5843.

Mary

Greenough

- 1) Please insert Deed Restrictions Committee from Frank
- 2) Minutes of April and May Membership meeting from Diane Overbeek
- 3) Scan in 3 sheets from Coastal Management.

### **Hernando Beach Property Owners' Association Meeting Schedule**

Our monthly meetings are held the third Thursday of each month (no meeting in March or August) at 7:30 p.m. at the Coast Guard Auxiliary building on Shoal Line Blvd.

The Board of Directors also meets the second Wednesday of each month at 7:30 p.m. at the Parks and Recreation Building at Jenkins Creek, Linda Pederson Park. All Board meetings are open to the membership.

Our annual meeting is the 2nd Saturday in March at 10 a.m. at the Coast Guard Auxiliary Building. Architectural Review Committee meetings are held the 1st and 3rd Thursday of each month at 1 p.m. at the home of President Bill Persons, 3391 Triggerfish. These are open to the membership, but call first because we don't meet if there are no issues to discuss.

### **HERNANDO BEACH SOUTH PROPERTY OWNERS ASSOCIATION Committee Chairpeople as of March, 2008**

A)	Adopt-A-Road	-	Tom Westerberg - 666-0914
B)	Architectural Review	-	Bill Persons - 684-9726
C)	Boat Ramp	-	Mike Prescott - 686 -2598
D)	Bulletin Board	-	Glory Westerberg - 666-0914
E)	Crime Watch	-	Ted O'Grady – 684-9358
F)	Deed Restrictions	-	Frank Mortell - 684-7334
G)	Garden	-	Mildred Renfroe - 666-4359
H)	Grounds	-	Butch Gayhart – 684 4584
I)	Legal Documents Review	-	Mel Sweat - 666-9244
J)	Political Action	-	Linda Prescott - 686-2598

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|----|-----------|---|---------------------------|
| K) | Social    | - | Brigitte Haag - 686-0750  |
| L) | Waterways | - | Steve Orr - 688-5800      |
| M) | Web Site  | - | Brigitte Haag - 686-0750  |
| N) | Welcome   | - | Mary Greenough - 686-5843 |

**HERNANDO BEACH SOUTH PROPERTY OWNERS' ASSOCIATION BOARD OF  
DIRECTORS AS OF March, 2008**

Bill Persons	- President	684-9726
Jim Garrett	-Vice President	684-7845
Diane Gayhart	-Treasurer	686-4584
Diane Overbeek	-Secretary	684-7706
Mary Greenough	-Director	686-5843
Frank Mortell	-Director	684-7334
Mel Sweat	-Director	666-9244

**OUR MANAGEMENT COMPANY IS:**  
**COASTAL MANAGEMENT SERVICES,**  
**P.O. Box 1407**  
**Port Richey, FL 34673**  
**(727) 859-9734 - ask for Mary Ann**