

CLEARWATER BEACH ASSOCIATION

SPECIAL BOARD MEETING MINUTES

THURSDAY, NOVEMBER 20, 2008

Board Members Present: Jerry Murphy, David Ramos, Ron Delp, Candy Zimmerman, Lisa Cowley, Patrick Gallager, Ellie Holmes, Pat Power, Allan Avery, Sue Johnson, Kim Porte (left before any vote was taken), Anne Garris (arrived late in time to vote)

Board Members Absent: Rosemarie Swisshelm Bonnington, Ross Concklin, Mara Basic

Guests: none

Quorum was determined and the meeting was called to order at 6:04 p.m.

Minutes November meeting not reviewed at this meeting.

Treasurer's report not reviewed at this meeting.

Jerry invited Pat to open the discussion of the Tour of Homes. Pat stated that she would run through the questions that Jerry had presented to us via email. She stated that much of her information and ideas came following discussions with organizers of similar event held in St. Petersburg

She stated that she had 4 commitments from homeowners willing to participate. She listed those people as the following: Suzanne and David MacNamee, Vicki Johnson, Marilyn Ward and the owner of the beautiful pink house at Acacia and Eldorado.

Proposed date – Saturday, April 18, 2009 from 10 a.m. to 1 p.m. (Rain date – April 25, 2009)

Insurance – she proposed purchasing an umbrella policy which would in fact cover all our events throughout a 12 month period. In addition to this she stated that the homeowners' policies would protect them.

Security within the homes would involve an individual (volunteer or family member) in each room or area. She stated common sense storage or removal of valuables would take place similar to when a house is for sale and open houses are being held.

Parking – she intended to ask the City if we could use the Recreation Center parking lot for the event, paying for that right if necessary. She proposed that we use this area as main pickup point allowing ticket holders to park there and board trolleys that we would hire for the event. The trolleys would circle the route picking up and dropping off at the various tour stops.

Publicity – She stated that the St. Pete group was able to cover their expenses by selling sponsorships/ advertisements in a printed program containing the tour map and brief histories of the homes. She gave an example of a restaurant possibly offering a 10% discount for lunch following the tour.

Restrooms- she stated that the trolley would be stopping at the recreation center throughout the day and restrooms could be used there. Also porta-potties could also be considered somewhere along the route possibly at Triangle Park.

Ticket sales could take place in advance and on the day of the event at the parking area and at individual homes to accommodate locals who won't need to use the parking area. Wrist bands or badges would be worn by ticket holders.

Pat then listed the committees and things to consider successfully organizing and conducting this event. Transportation, Permits, Traffic, Ticket Sales, Publication, Refreshments/Water, Raffle, Confirmation Letter were all mentioned.

In conclusion it was stated that financial expectations would materialize from advertisements and ticket sales. Home selection would be critical to ensure ticket sales. Ticket prices would most likely be set at \$15 each.

Ron Delp made a motion that "CBA join with the Friends of the Library to organize and conduct a Tour of Homes on North Clearwater Beach in order to raise funds with the net proceeds to be split evenly between the two organizations." The motion was seconded by Pat Power.

Discussion began with Allan Avery stating his concerns regarding the flow. He had never been to a tour of homes and it was explained to him that not all people went through a single house at the same time and not everyone would begin the tour at 10 am. It was also stated that a volunteer on the trolley would help control the number of people entering a home by suggesting that the next group of 5-8 people would begin at the next stop.

Lisa Crowley questioned how many trolleys we may need. (1 or 2 depending on ticket sales)

Ron Delp began by stating that Pat did a great job of laying everything out, but that he would like to make several points. Ron was concerned that March, April and May are busy traffic months and so he felt the Fall would be a better time to do this type of thing.

He stated that he is very concerned with theft during these tough financial times and very concerned with the thought of a lawsuit against CBA. He wanted concrete information regarding our liability and insurance coverage. He also is concerned with

electronic theft from homeowner's computers by a guest carrying a concealed device capable of lifting information from computers. He had additional concerns regarding restroom provisions. Would a homeowner actually refuse a desperate guest or would they accommodate them; thereby giving them access to a room unsupervised where again they might steal or snoop?

Ron also raised the question, would we be liable for a lawsuit because we cannot provide access to the homes for wheelchairs? He also wondered who would be responsible for any spills or breakage in the homes. He also felt that putting down paper walkways in the homes was a waste of time.

Other fall events should be considered. A possible Beer Fest and a possible Golf Tournament were mentioned.

Ron then suggested that we get answers as to the 1) timing 2) liability 3) permits

Allan called for a vote on Ron's motion.

A show of hands vote was taken and the motion was approved. Jerry stated that the answers to the above 3 questions would be presented before the annual meeting.

Anne Garris asked to address the Board on an unrelated matter. Time being available, Anne was recognized. Anne informed the Board that during the Combined Work Session/City Council Meeting last Tuesday (Nov. 18, 2008) the Council approved a proposal to present a "local Bill" into Florida State legislature which would eliminate the "Reverter Clause" and allow the City to seek a developer to build a hotel on the Clearwater Marina site. On December 3, 2008 the Pinellas delegation will decide whether or not to support this bill.

Allan Avery moved that CBA take a position to oppose the "local bill" the City Council has approved. David Ramos seconded that motion; a show of hands vote was taken and the motion was approved.

Since we had some time remaining on our use of the Chapel's conference room, Jerry brought up the subject of CBA support to Save Our Neighborhood (S.O.N.) Committee in their appeal of the Community Developments Board's (CBD) approval, recently, of the Legg-Mason proposal to build a 38 room luxury hotel and renovate the existing restaurant into a 165 seat restaurant on their property on Sand Key. The S.O.N. Committee and the Sand Key Civic Association (SKCA), with several expert witnesses and nearby residents, presented evidence that numerous individual property owners would suffer financial loss if the proposal became a reality. They object to the CBD approval because the project is too "intense" for such a small property, multiple variances were approved, vehicle parking requirements were largely ignored and the

proposed restaurant depends upon some convoluted "Smoke and Mirrors" designation of tying the management entity: thereby "Justifying" the approval of such a large restaurant as an "Accessory Facility" to the modest (in room count) proposed luxury 38 room hotel. (Which in Jerry's opinion will actually become a glorified beach-side cabana for the mainland Belleview Biltmore Hotel.) Since SKCA has committed funds to S.O.N. for legal expenses in their appeal, and CBA is committed to supporting SKCA and Island Estates Civic Association (IECA) in matters of mutual interest, Jerry urged the Board to consider making a token commitment of funds to support the appeal. (CBA interests and SKCA/S.O.N. interests are "Opposition to City decisions being made by "Appointed Boards of Citizens (not elected)" and the "City Codes allowing multiple variances just for the asking by developers" and all this OVER the reasonable objections of Citizens with Party Status. CBA will be asking SKCA and IECA for their support, soon, to force changes in the Municipal Codes which will bring some sense into evaluating community development proposals.

Allan Avery moved that: "CBA contribute \$500.00 to the legal defense fund of Save Our Neighborhood Committee's appeal of the CBD's decision which approved the Legg-Mason proposal. The \$500.00 to be given to SKCA with the proviso that SKCA pass the money to S.O.N. Committee. Ron Delp seconded the motion. The motion was approved by show of hands vote.

Ron Delp mad a motion to adjourn the meeting, it was seconded and passed.

Meeting Adjourned at 7:50 p.m.

Notes taken and compiled by Kim Porte, Lisa Cowley and Jerry Murphy

Typed and Submitted by Kim Porte