

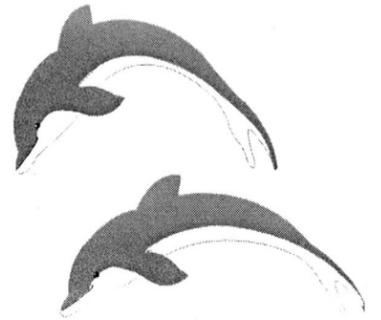


The Moorings

MOORINGS PROPERTY OWNERS ASSOCIATION NEWSLETTER

www.MPOA.org

Check out our website. New photos and information added regularly.



NOVEMBER 2012

MOORINGS PROPERTY OWNERS ASSOCIATION

P.O. BOX 8961, NAPLES, FL 34101

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FROM THE PRESIDENT

Dear Moorings Neighbor,

Over the past summer we have made some major improvements to our Beach Park--the most visible being the paving of the parking lot. The grounds have never looked better and the sunsets remain spectacular! Our loyal guards are there to assist you and to help maintain the Park's exclusivity for Moorings residents.

The Moorings Property Owners Association (MPOA) is, however, a lot more than just the overseer of the Park. We are, in fact, your unelected representatives, looking out for the well-being of our community. The City of Naples looks to the MPOA for input and help on most matters pertaining to our neighborhood. At every board meeting, Officer Bill Gonsalves of the Naples Police Dept. is in attendance and reports on safety and crime issues and is always open to our advice and concerns. Another regular attendee is Robin Singer, Director of Planning, who keeps us up-to-date on issues such as plans for sidewalks, new commercial developments and the like. We have had George Archibald, Traffic Engineer, give us presentations on changes to streets within The Moorings, and Joe Boscaglia, Parks and Parkways Superintendent, explain the City's plans for changes in our neighborhood's landscape design. If there is a special concern or question appropriate City personnel are invited to our Board meetings and they do attend.

Every year around March we climb aboard a small city bus and do a street-by-street tour of The Moorings. City Manager Bill Moss brings with him most of the department heads and they are apprised of specific questions and issues that residents have brought to my attention in advance via email. Last year they responded to over 40 neighborhood issues within, I might add, 48-hours following the tour! Finally, as president of the MPOA, I participate in the monthly meetings of the Presidents' Council, which is chaired by our City Manager and discusses many topics that will be on the upcoming agendas of City Council.

So you see the MPOA is so much more than the Beach Park. If you are a member, we thank you for your support. If you are not yet a member, please join the MPOA by filling out and returning the enclosed form. Support and enjoy our exclusive park and also become a part of your local neighborhood community association. See you at the Park!

Al Katz - President

MOORINGS BEACH PARK

Many of us believe the Crown Jewel of The Moorings is the Moorings Beach Park. It is. In addition to "beach" activities, it is a place to come to rest, reflect, read a good book, or just listen to the ocean. You can meet so many new people here, discover like interests and have good conversation. We have a member who comes every single day to swim and walk the beach, then she sets up her chair and knits. Yes, she knits! Beautiful things -- right there in the park. The park is safe for all ages. We have wonderful, helpful, park attendants. We have regular City police patrols day and night even though it closes at sunset.

If you want to feel good -- go to the park. Everyone there is a happy camper. For the past couple of years we have had a very well-attended Annual Meeting\ Picnic with a bluegrass band, drinks and a catered barbeque. (This type of activity would have been difficult to stage before we built the bathroom!) Pavers were installed in the parking lot this summer, so no more birdbaths therein.

If you are not currently a member of the MPOA, you really should consider joining. Drive over, tell the attendant that you live in The Moorings and are considering joining the MPOA. Tom, Keith or Elmer will welcome you and answer any questions and supply a membership form. To those of you who are current members, we are deeply grateful for your membership and very generous donations. It would not be the same without your support.

Linda Black - Chair

MEMBERSHIP

We would like to thank the following families for their recent donations to support the park. The generosity of our MPOA members, both now and in the past, has enabled us to redo the parking lot with pavers, add and update picnic tables, and enhance the landscape. Our annual dues pay for the normal upkeep of the park- salaries for Keith, Elmer, and Tom; lawn maintenance, water, etc. All additional donations go to enhancing the beauty and safety of the park. So thank you all again. Every effort has been made to correctly capture and recognize all donors and I regret if there are any omissions or misspellings.

New Gold Member (Donations of \$1000 or more);
George & Sharon Carisch • Jack & Joyce Harrison • Pat & Larry Minthorn
Marjorie Renfroe • Jeff & Lis Wilson

Existing Gold Member - additional donation
Patteson

Donations of varying amounts;
A.S. Overseas Corp • Columbo • Dawson • Gerald • Girard • Harrington
Hislop • Kirlin • Lundblad • Mechtel • Meiners • Murphy • Newmann • Rasin
Renfroe • Rhodes • Ross • Roth • Schmid • Schumaker • Stinziano • Wise
Young • Park Place Club in memory of Richard Nash

Rog Albers - Chair

**MARK YOUR CALENDARS!!!
MPOA SEMI-ANNUAL MEETING
SUNDAY, DECEMBER 9
AT SUNSET AT THE BEACH PARK
BE THERE!!!!**

CHICKEE HUT

Using the Chickee to host gatherings is one of the priceless benefits being enjoyed by a growing number of MPOA members. If you have never reserved the Chickee, give it a try. I can assure you your friends will love coming to the beach for a picnic. It is the perfect setting for birthday parties, anniversaries, weddings and small club picnics.

We now have paver flooring in the Hut, freshly painted furniture and electrical service for food warming. Your guests can use the new bathroom facilities and park in our newly paver-paved parking lot. (Additional parking is available on the grass east of the Chickee. The attendants will open the chain for grass parking if desired.)

Saturdays are the most popular days for Chickee use and the calendar for the new season is starting to fill, so plan ahead.

The attendants at the Beach Park maintain the Chickee reservation forms and calendar. Also, you can download one from the website. First come, first served.

Ned Kendall - Chair

MARIE MURPHY

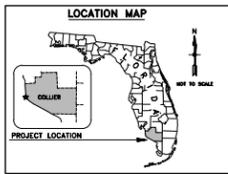
The MPOA Board of Governors was deeply saddened with the passing of Governor Marie Mancuso Murphy on June 20 this year. She and husband Jerry were virtual fixtures of the Beach Park-- sharing it with family, friends and offering her welcoming smile and delicious, home-cooked Italian dishes to those just passing by. Originally from Red Bank, New Jersey, she and Jerry moved to Naples three years ago and Marie became a director and president of the Beacon House Condo Association. She was a founder of the RCC (Resident's Club Card) and a member of the Garden Club of Naples. She lived her life for two things: her family and her community, having co-founded the Recreation League for Girls, coaching Herbies' Girls, Redbank's first softball team, rising to vice-president in First Union Bank, and being co-owner and president of Murphy Preferred Homes in Red Bank. She was beautiful inside and out, extremely generous, and her leadership will be sorely missed not only on the MPOA Board, but in the entire Naples community. Our sympathy is extended to her husband, children and grandchildren.

So that we may contact you in the most timely and efficient manner, please send up-to-date email addresses to admin@MPOA.org

Please be a good neighbor when walking your dogs.
It is your obligation to clean up after them.

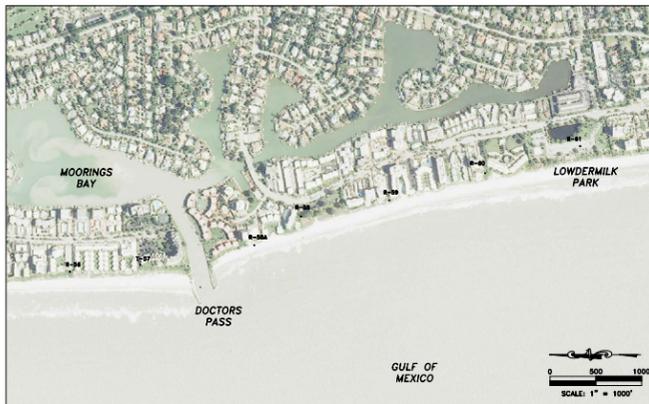
MOORINGS WATERWAYS

DOCTORS PASS SPOT DREDGING PROJECT CONSTRUCTION PLANS



- SHEET INDEX**
1. COVER SHEET AND LOCATION MAP
 2. PROJECT SITE PLAN
 3. DREDGE TEMPLATE SITE PLAN
 4. NEARSHORE BEACH DISPOSAL AREA
 5. CROSS SECTIONS DREDGE AREA A
 6. CROSS SECTIONS DREDGE AREA B
 7. CROSS SECTIONS DREDGE AREA B

**PRELIMINARY
PLANS**



- NOTES:**
1. AERIAL PHOTOGRAPHS WERE TAKEN IN JANUARY 2012 AND ARE PROPERTY OF COLLIER COUNTY APPRAISER'S OFFICE.
 2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, EAST ZONE (NAD83).
 3. ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD,88)

WATERWAYS AND BAYS

Welcome back to those of you who have returned from up North. Arriving in October it did not take long for my wife and me to use our boat--heading out Doctor's Pass for a cruise. Exiting the pass we encountered a few very shallow areas and when returning at low tide the shoal at Marker 4 caused some concern. Recent soundings indicate severe shoaling especially near Markers 4 and 14. Doctor's Pass is the focal point of this article as it represents an integral part of our Moorings waterways.

I visited with Mike Bauer, Naples Director of Natural Resources, on Oct 29th. He stated temporary warning markers are on order and will be placed near Markers 4 and 14 as soon as they arrive. They will be white, cone-shaped, marked **Shoal/Danger**.

Due to the critical nature of the shoaling and the potential of boats hitting bottom, running aground or worse yet colliding as they pass in and out of the channel, City Council has authorized spot-dredging for the pass. This was to commence in the early November. Council passed the spot-dredging permit only after exhaustive efforts were made to coordinate with the agencies involved how this is to be paid for. Payment will come from the City's emergency fund. The overall cost of the project is \$220,000 which breaks down as follows: \$40,000 for the engineering report, \$100,000 for Marker 4 dredging, \$80,000 for dredging Marker 14. This is only a temporary fix as continual shoaling will occur. The question is for how long can this passage be made? Spot-dredging does not remove sand that lies in the settling basin and thus the shoal will re-build within months.

Doctor's pass is "scheduled" for a complete dredging in 2013-14 but it may not be done until 2015--two years late! The cost for this is estimated to be \$800,000 - \$1,000,000. Of great concern is who will pay for it. An understanding of the dynamics of a very long and complicated issue is worth a look. I'll make it as short as possible, although not easy to do. The Pass Management Plan was designed to provide a depth 6' with 7' in the channel and 9' on the Gulf entry because of wave action.

There is a significant history to the dredging and funding of the dredging of Doctor's Pass throughout the past 30 years.

According to the Moorings Bay Citizens Advisory Committee (MBCAC) records, major dredging's occurred in late 2001, late 2005, early 2009, a dredging cycle of about every 4 years. This means the next major dredging should occur in early 2013. Due to current economic issues, there is no set schedule. *continued bottom right column*

Discussion took place in 11/07 and 5/08 to conduct an emergency spot-dredging of shoaled areas and discussions with the engineer were ultimately tabled to wait for the next major dredging in 3/09. Instead markers were used.

GOVERNMENT AFFAIRS

In September Naples City Council passed the budget for the 2012-13 fiscal year. Below are some highlights.

1. The mill levy will not change, 1.18. This is the same mill levy for the previous three fiscal years.
2. For the first time in four years city taxable values increased--an average of 3%. Between 2009 and 2012 total taxable values declined almost 18%. However, some commercial properties fell as much as 50%. In utilizing the same mill levy, this meant until the coming year, General Fund, ad valorem income declined, necessitating budget cuts.
3. Voter-approved debt, which was used to purchase the Naples Preserve, will be paid off three years early. This will save city property owners just over .04 mills on their taxes. This debt is a separate mill levy, apart from the 1.18 General Fund mill levy. The Naples Preserve debt was the most expensive city debt, carrying an interest rate of 3.84%. An excess of General Fund reserves is being used to pay off the debt early.
4. Although the city is budgeting a \$700,000+ negative cash flow for the General Fund, this does not mean the city will end the fiscal year with a negative cash flow. This is partly because the city forecasts revenues conservatively and tends to register actual expenses lower than budgeted expenses. Despite 5 years of budgeted negative or zero cash flow, \$5,000,000 was added to the General Fund reserve.
5. A request by the Fire Chief to add more firefighters was rejected, thus eliminating \$320,000 in additional payroll costs.

In general, the city has weathered the recession very well. Staffing and expenses were reduced in response to a downturn in revenues while service standards remained high. Furthermore, we added to our rather substantial reserves and incurred no new debt. In fact, the city reduced its debt. It now appears, at least for the city, taxable values are on the upswing, though the increase in values will likely remain rather anemic for several years to come. An increase in taxable values may offer the opportunity for a future reduction in the mill levy but that only happen if expenses are controlled.

Regardless of the healthy financial news, there are a few areas of concern. To meet future needs of asphalt overlay, the Street Fund is under-funded. Also, our Capital Fund may need additional revenue to meet long-term needs. Finally, in the most critical area of concern, Council continues to push for pension reform. Unfortunately we still lack an agreement with the firefighters.

Doug Finlay - Chair

WATERWAYS AND BAYS *continued*

Controlling depth is stated as 4' MLLW (Mean Low Level Tide). I encountered a depth less than this when entering the pass in October at low tide. The MBCAC Board that provides a format to bring bay and pass issues to the attention of the City Council. They are acutely aware of the seriousness of Doctor's Pass shoaling and are doing everything they can to make sure the major dredging gets done next year.

The responsibility of who pays is critical. This where the "water gets murky". The Mooring's taxing district has \$1,000,000 in reserve funds for beach erosion and bay repair. However it would not be wise to use almost all of this money for Doctor's Pass in case it is needed for other emergencies. There are other funds that are potentially available from the Tourist Development Council (TDC) and the state. The City of Naples has just under \$19,000,000 reserves for citywide emergencies. Since this is for the entire city, Doctor's Pass issues may not rise to the top of its "to do" list. Nineteen million may sound like a lot of money but it is not as much as may be needed in the event of a major emergency. The TDC, who whose funds are controlled by the county, may or may not be available. The County is holding back TDC funds as they see no reason to dredge as long as passage can be made north of Marker 4.

Suffice it to say Doctor's pass needs immediate spot-dredging and major dredging ASAP. Our MPOA Board is keeping a close eye on this situation. Even though you may not be a boater, Doctor's Pass is very important as it contributes to our property values and is a great asset to our neighborhood. Please help by letting our authorities know how important the health of this wonderful pass is to you.

Bob Reynan - Chair

HAVE YOU WANTED TO KNOW....

Who owns The Moorings Beach Park?

The park is owned by The Moorings of Naples Property Owners Association, Inc., a non-profit corporation set up by the Moorings original developer Milton Link. It is held by this entity on behalf of all property owners in The Moorings.

Who is responsible for running the MPOA?

The association is run by a Board of Governors who are members of the MPOA. The governors are appointed by members at the annual meeting and serve for three-year terms. The by-laws can be viewed on the MPOA website

How are the governors selected?

Any member may submit a nomination to the Board. No specific qualifications are required beyond a dedicated interest in the Beach Park and the community. Board members must be available to attend monthly meetings between October and May.

Does the MPOA offer any volunteer opportunities?

There are no designated volunteer positions, however, from time to time the board has requested volunteer help for specific needs and sometimes non-board members have done planting, maintenance, crowd control, bar-tending, etc. The Board is always open to suggestions for volunteer opportunities.

How are the dues determined and what are they used for?

Dues are set annually by the Governors and are used to pay the salaries, lawn and tree maintenance, water bills, bathroom maintenance, supplies, insurance, repairs and even help fund the annual picnic. A portion of funds are held in reserve to cover costs of unpredictable events in the form of self-insurance reserves to be used in case of a catastrophe or natural disaster.

Can you explain the Capital Improvement Fee?

In 2010 the membership voted to construct a bathroom facility at the Beach Park. In order to fund the project, members were assessed a one-time fee of \$140. All members joining that year paid the additional fee, and those joining for the first time in 2012 and 2013 have been required to pay it as well. The bathroom facility was completed in 2011 and is completely paid for. In addition installing pavers in the parking lot this summer was funded from the Capital Improvement Fee.

Who is having all those parties at the Chickee Hut?

Members and member's guests are discovering the Chickee Hut is a perfect spot to entertain, hold a wedding, birthday party, reunion, family gathering, and the like. In order to reserve the Hut, a member may download get an application from the website or obtain from one of the Beach Park attendants. Those who use the Hut are expected to make a donation to the MPOA commensurate with the size of the event.

Are guests permitted at the Park?

Members are issued a vehicle sticker and occupants in a member's vehicle are welcome to use the Park.

Guest Passes

Last year we developed a "renewable" Guest Pass which is much more durable than those in previous years. (The rationale was to save money on printing new passes each year.) So if you have your 2012 guest pass, please bring it to the Park once you have purchased your new one for 2013 and the guard will affix a new sticker on it. First time guest pass purchasers will be issued a new one.

Will the MPOA be distributing RCC cards this year?

Unfortunately not. Underwriting the card has become too costly. We encourage you to visit the website rccnaples.com to obtain a card.