



Ocean Harbor Watch

The Ocean Harbor Newsletter



Photo Credit: Nancy Hansen

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Issue 12

The Premier Community on Fort Myers Beach

Ocean Harbor Watch

WELCOME

Welcome to *Ocean Harbor Watch*. This Summer/Fall newsletter is the one edition published between last year's high season at Ocean Harbor and the new high season.

It would be a slight exaggeration to call this time of year at Ocean Harbor the "off" season, although many of us are "off" to parts north, east, and west. A lot of things have been going on at Ocean Harbor and Fort Myers Beach during the "off" season. We will share some of these things with you.

Scott Abbs spearheaded a project to modernize Ocean Harbor's restricted access system. We now have that system installed and operational at Ocean Harbor. It is called Envera. Our manager Andrea talks about it in her column.

The next newsletter will go out in December. If you are an Ocean Harbor owner, resident, renter, or extended family member and have an announcement or a classified item you would like included in that newsletter, please send it to one of the editors by early December.

Denise DeChristoforo
denise.dechristoforo1@gmail.com
and Roger Shulze
roger.shulze@gmail.com
editors

PRESIDENT'S COLUMN

Carport Project Update

Due to parameters relative to site-line impediments and other factors, not all open spaces on the property are "eligible" to be covered. The same was true the last time we did a carport project but, thanks to the

willingness of owners to exchange parking spaces with other owners, every request for new covered parking spaces was accommodated. I was optimistic that we would enjoy the same success this time through but that optimism is waning somewhat.

Here's why...

We have 39 owners requesting covered parking but only six have "eligible" spaces which leaves 33 owners who will have to exchange spaces. There are 43 spaces available for such exchange and we contacted the owners of those spaces to determine whether they would be agreeable to an exchange with another owner. To date, only 23 of the 43 owners have responded with 14 agreeing to an exchange, 4 undecided and 5 not interested. This is where the math becomes troubling. Of the 20 owners who did not respond (and we will try to contact again) 19 will have to agree to an exchange in order for us to satisfy all the requests. Obviously, it's possible that will happen but, based on responses so far, the odds are not favorable. However, while the optimism may have faded, the determination to make this project a reality has not. Given the circumstances, the process may take a little longer than we anticipated but successful completion of the project by no later than this time next year is the goal.

John George, President

MESSAGE FROM THE MANAGER

Greetings from Ocean Harbor. I hope you are having a wonderful summer. We've been staying busy here and I thought I'd take a moment to catch you all up on what's been happening at Ocean Harbor.

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Envera Access System

We are now entering our second month using the new access system, Envera. There have definitely been some ups and downs with the new system but we seem to be working through most of the issues that have come up.

Here's a couple of things we've discovered:

-The **FIRST** time you come through you must stop at the kiosk that says visitors on it to let the virtual guard know who you are so he/she can let you in. They may ask for either your PIN or the last 4 digits of your phone number.



-If you are using a rental car for the duration of your time here, you may need to stop at the kiosk multiple times before the system will recognize your license plate and automatically let you in.

-Once you have received your credentials from the office please place your sticker/credential on your permanent vehicle windshield. If you have any questions on where to put the sticker please ask before you place it. If it is moved multiple times it may stop working.

-The code to both of the buildings is **1234#**, your individual codes will no longer work.

-Make sure to add your vendors and guests to your [MyEnvera.com](https://www.myenvera.com) website or App and give them the **1234#** code to enter the building.

Turtle Nesting Season

Turtle Nesting Season is upon us. Turtle Season runs from May 1st- October 31st every year. Hatchlings are starting to emerge from their nests. Unfortunately, some of them are going the wrong way due to being disoriented by lights from houses, condos, and resorts. Here is some important information provided by Fort Myers Beach in an August 2, 2022 press release:

The Town is asking property owners, residents, and visitors to help prevent disorientations and hatchling deaths with just these three simple steps:

- 1) Draw curtains after sunset;
- 2) Turn off unnecessary lights indoors and outdoors;
- 3) Use the proper long wavelength outdoor lights that are downward directed and shielded from the beach.

It is important to draw curtains after sunset to shield interior lights because these lights can be the source of many hatchling disorientations.

The Town also asks property owners and managers of beachfront properties to turn off unnecessary outside lights and/or convert exterior lights to long wavelength bulbs in downward directed fixtures that shield the bulbs from the beach. Long wavelength light is on the ROY side of Rainbow's ROYGBIV, whereas white light contains the entire spectrum.

The Town considers disorientations of sea turtle hatchlings from man-made lights as an irreparable and irreversible violation with a fine of up to \$5,000.

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If you have any questions please feel free to contact me at andrea.favalon@fsresidential.com or 239.463.2385. Have a great rest of the summer!

Andrea Favalon, FSR Manager

TREASURER'S REPORT

Expenses for the year have been tracking close to the budget with a few exceptions. Insurance costs are up as we have discussed in the past. The painting of the building has been slightly delayed but that has allowed us to postpone getting a loan for several months and thus save interest and principle payments that were planned in the budget. Rewiring of the sprinkler system was an unplanned expense and we also have the potential for additional costs to resurface the pool. Overall, we are doing about as planned.

The 2023 budget process has started and the Finance committee is preparing a budget to present to the owners at the Budget Workshop on October 6 at 9:30 AM. All owners are encouraged to attend this open workshop where we will finalize a budget to present to the board. That budget will be sent to all owners by October 12 and will be voted on by the Board at the October 27 board meeting.

Ed Boerman, Treasurer

MAINTENANCE SUPERVISOR

Nancy Hansen and Char Hester took pictures to show a few things the



maintenance crew has done this summer:



Jim Whitten, Maintenance Supervisor

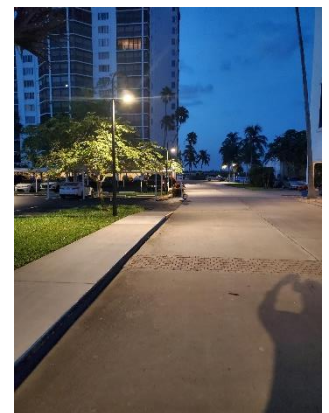
ARCHITECTURAL REVIEW COMMITTEE

Lighting Project Update



This phase of the lighting project is nearing completion. The majority of pole lights and wall lights are installed, many of the up lights for accent lighting are installed, and about two thirds of the path

lighting is finished. We have improved darker areas such as the handicapped parking in front of the clubhouse,



the side gate areas, and the dark corners of our walls. This can be seen in the attached pictures.

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Also shown is the new amber lighting in front of the gates.

The project changed direction at the request of the town, and we added turtle-friendly lighting outside our gates. Remaining details on this phase will be to clean up all white lighting in front of our property and add two lights for security at the intersection of the harbor and walls.

The last phase will be to install pole lights along the new sea wall when it is under construction.

Tony DeChristoforo

The New Seawall and Boardwalk

Permit applications have been submitted to both the Florida Department of Environmental Protection and the Army Corps of Engineers. The engineering firm hired by Ocean Harbor is working with both agencies to resolve any issues. There is no way to predict when we will receive the approved permits. The Army Corps of Engineers has been taking months to approve. The goal is still to perform the rebuild in the summer of 2024 if we can get permits and contractors lined up.

Ron Morgan

Painting and Vent Project

The painting project is slated to begin mid-September. The vent covers will be replaced with new bird-proof covers as part of the painting project. The lanai metal rails and screen trim will also be painted, and screens will be removed and replaced where possible. Andrea will send out a form ahead of time if for any reason you do not want your screens replaced, and they will work around the existing screens. The contractor doing the work is Service Contracting Solutions.

Michael Englebert

Sport Court Resurfacing

The sports court resurfacing project is also slated to be done in September.

Michael Englebert

LANDSCAPE COMMITTEE



The Landscape Committee is looking for volunteers who would like to apply their interest in gardening toward the beautification of our grounds. Any amount of help is appreciated. Contact Sandy George

@ 716-380-2408 or Barb Shulze @ 248-709-7654 for more information.

KAYAK LAUNCH UPDATE

The kayak group has been working with the Florida Department of Environmental Protection (FDEP) on the kayak launch permit. We expected “Mission Impossible” roadblocks, and we got them. FDEP suggested solutions to these issues. We began working on them with our attorney who was authorized to be a resource.

As we worked on the solutions FDEP had suggested, we discovered a rather technical rule (the 40:1 rule) in the Florida Administrative Code. That rule states that the size of a marina can only be 40 square feet for each foot of its shoreline. We asked our attorney if our kayak launch might jeopardize the new Ocean Harbor Yacht Club marina. Our attorney quizzed FDEP who checked it out and responded that while OHYC doesn’t meet the 40:1 rule, it was “grandfathered” and didn’t have to meet it. However, were we to put a kayak launch on

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Ocean Harbor's waterfront, the marina would no longer be grandfathered and would have to meet the 40:1 rule. It could lose as much as 4 boat slips worth of allowable footprint.

Obviously, the kayak group could not let this happen. Therefore, the kayak group asked FDEP to suspend our permit application for a kayak launch. Money already collected from kayakers to help fund a kayak launch at Ocean Harbor will be returned.

If the risks to OHYC's new marina because of a kayak launch are somehow eliminated in the future, or if the kayak club can come up with a new concept that does not jeopardize OHYC's new marina, (and yes, we're working on some innovative ideas) we might continue our work on a kayak launch for Ocean Harbor.

Denise DeChristoforo
Roger Shulze
George Kessler

FORT MYERS BEACH NEWS



Margaritaville construction is moving at a rapid pace. The resort will host 254 rooms and several restaurants and amenities. The pedestrian overpass named "The Bridge

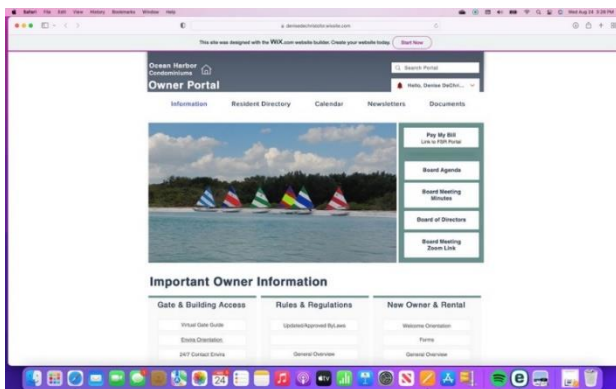
to Paradise" was recently installed and will help reduce traffic congestion. This unique overpass is built to withstand 180 mph winds.



The center of the resort (shown above with the large concrete pillars) includes a large deck with an amazing view of the Gulf. Florida residents with a 33931 driver's license will enjoy 25% off everything excluding hotel rooms. The grand opening is scheduled for September 2023.

Construction of the new bridge which will be built adjacent to Big Carlos Pass bridge is expected to begin at the end of the year, The proposed new fixed bridge will replace the existing moveable bridge provides a 60 foot vertical navigation clearance for mariners. There will be one travel lane in each direction, bicycle lanes, and sidewalks on both side. Construction of the bridge will be built adjacent

OCEAN HARBOR OWNERS' PORTAL



The communications committee has been busy building a new Owners Portal. The goal of the portal is to provide easy access to board agendas, meeting minutes, zoom link for current board meetings along with tabs filled with Important Owner Information. The portal is expected to launch in early December. Owners will receive an email with details.

Denise DeChristoforo

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to the current bridge and traffic should not be impacted. The old bridge will be torn down once the project is completed around the end of 2024.



The town's beach renourishment project is in the planning and permitting stages. The project addresses 5.8 miles of critical eroding shoreline which threatens development, infrastructure, wildlife habitats and recreation activities. The Project will include sand placement as well as maintenance and nourishment. It is expected to begin in late summer of 2023. The town is partnering with the County Tourist Development Council and FDEP for funding.

the state and to limit disruptions to the businesses operating near the Square.

Wahoo Willies Tiki Bar & Grill located near



Snug Harbor and Nervous Nellie's Restaurant will open in late September. The menu will include frozen drinks, steaks, prime rib,

pizza and apps. A discount coupon for Ocean Harbor residents only for Wahoo Willies or Snug Harbor is on the last page of this newsletter. Enjoy!

Denise DeChristoforo
Char Hester



Redesign of Bayside Park is complete. This is the first of three major FMB redesign projects. The official ribbon cutting was on

August 30th.



The Bayside Community Center designs are being finalized. According to the town website, the plans, as they currently exist, would

entail the construction of a community center and a small maintenance building. The current completion date is late 2023.

The Time Square renovation project is estimated to begin in April 2023. This is due in part to a delay receiving a \$2 million grant from

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REMEMBERING....



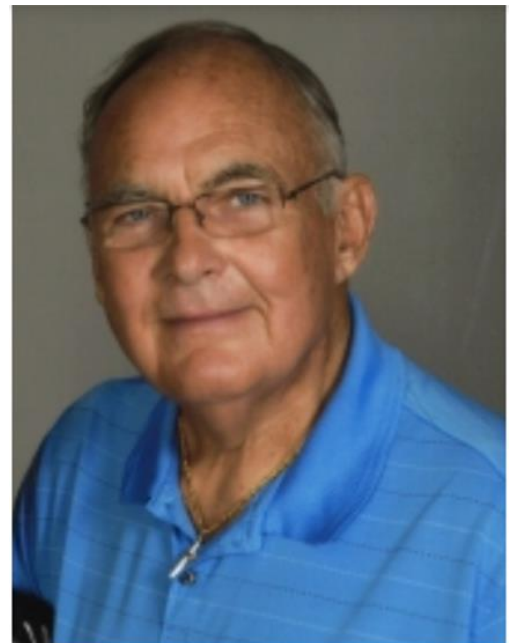
A memorial plaque was dedicated by the Ocean Harbor staff for long-time resident and friend Samuel Jacobelli (805B) who passed away in December. He was one of the original owners. The plaque is placed on a bench by the picnic area near B building. Many thanks to Andrea, Brenna, Sarah, Jim and Manny!



Frank Leitch (105A) passed away in July. Frank and Ann, his wife of 60 years, have owned at Ocean Harbor since 2002. He was an avid and skilled tennis player who enjoyed many hours on the Ocean Harbor courts. In addition to Ann, he is survived by daughter, Dr. Sherry Leitch, son Frank and five grandchildren.

Jack Burrell (802B) passed away on August 26 at the age of 81. He was married to Margie Burrell for 61 years. They have five children - Lisa, Lori, Gregg, Monte, and Steven. They also have fourteen grandchildren and four great-grandchildren. Jack was an avid fisherman and loved fishing with his boys in Canada for over 40 years. He loved hunting pheasants and waterfowl. Jack loved all things sweet – ice cream, M & M's, cookies, pies, ...

Until a few years ago, Jack and Margie spent their winters at Ocean Harbor. They created a whole network of friends which became like family to them.



Ocean Harbor Watch

This coupon is for Ocean Harbor residents only:

Ocean Harbor Coupon

Wahoo Willies, opening late September; or Snug Harbor on the bay

\$10 off 2 dinners

Exp. 10/31/22

Redeem at Wahoo Willies or Snug Harbor

PLEASE: no reproductions of this coupon allowed; PE/CH