



Gulf Shore Property Owners Association

Members Meeting summary 11/21/2024

Here are Notes from the GSPOA Members Meeting that occurred last Thursday. Please read all pages and reply to GSPOANaples@gmail.com with your comments and suggestions.

Our next meeting will bring our GSPOA member's Board and Managers together. Date Mid-January and Location TBD.

Notes from our November 21st Meeting Notes

The meeting focused on the need to better understand resiliency and the issues related mitigating significant damage caused to Gulf Shore Blvd North properties by recent hurricanes. Discussions focused on potential solutions to prevent future damage. The participants also discussed the challenges of sand management, beach intrusion and maintenance in Naples, the scope of a Collier County and City of Naples responsibilities, and the ongoing stormwater initiative.

Additionally, the meeting participants spoke on the importance of receiving reports from engineers after Milestone inspections and the potential impact of an upcoming ordinance change on flood regulations.

Next steps

- Beth to contact Commissioner Kowal, Jay Boodheshwar, Amy Patterson, and Andy Miller to push for faster beach restoration and prioritization of Naples beaches.
- Rene to meet with Cheryl in early December to discuss coastal engineering and seawall issues.

- Gulf Shore Property Owners and Miracle Mile Committee to review the current plan for additional resident input.
 - Beth to work with Steve Beckman and the fire department on solutions for protecting buildings with flood panels.
 - Bob Middleton continues working on the beach outfall stormwater project, scheduled to expand in January 2025.
 - Natalie Hardman to coordinate with the county on sand movement and planting efforts for beach restoration. Planting is scheduled to start in North Naples. Natalie to expedite, if possible.
 - Steve Beckman offered to assist property owners with pre-submission review of life safety plans re flood-proofing measures.
 - City Council to discuss and vote on the removal of fluoride from the water supply at their December 4th meeting.
 - Beth to follow up on the status of the Miracle Mile under-grounding utilities project with FP&L and how costs can be allocated.
 - Property owners to consider raising pool equipment by 2-4 feet above ground to mitigate future flood damage to equipment.
 - Natalie to work with coastal engineers on seawall design options for beachfront properties.
 - City to organize a second round of feedback on Miracle Mile plans. We discussed the importance of MM and GSPOA speaking with one voice. TBD
 - Condos and Cooperatives may follow up Steve Beckman, City's Building Services Department, on the status of their Milestone inspection report.
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Hurricane Damage and Flood Protection

Rene reports that Sincere experienced around \$600,000 in damage from the hurricane, which is less than the \$1.8 million from Hurricane Ian. The damage included 3-4 feet of sand that had to be removed. Sincere is looking into installing panels to protect the elevator pit and electronics during future storms. Tim Greenwood mentions a flood protection technology with an inflatable collar that could prevent water from entering doorways. Rene Lewin had a conversation with Natalie about protecting buildings and wants to discuss it further when she joins the meeting. The group plans to form a committee to evaluate and coordinate different flood protection products.

Hurricane Damage and Coastal Protection

Rene discussed the significant damage caused by a hurricane to their property, including a 6-foot pool filled with sand and a spa also filled with sand. They are considering raising their pool equipment and installing a steel connecting from the raised concrete to the equipment to prevent future damage. Rene also mentioned a conversation with Natalie about the possibility of installing a sea wall to protect their building from sand and water, which could be designed by a coastal engineer. However, they are aware of the potential impact on neighboring properties and plan to consult with them. Unknown Speaker 1 added that any changes in a velocity zone, such as the one Rene's property is in, would need to be evaluated by a coastal engineer to ensure it doesn't affect neighboring properties. Milton shared his experience of having less sand on his property, which was a relatively easy cleanup.

Properties' Storm Damage and Mitigation

The meeting involved discussions about the experiences of various properties during the recent storm. Beacon House and Indies West shared their experiences of extensive damage from flood water, with sand and water entering their pool and electrical systems. Both properties are considering ways to mitigate future water issues. Whitehall also experienced similar damage, with sand and water affecting their pool and ground floor equipment. The Laurentians discussed their plans to raise their pool equipment and protect their lobbies and storage rooms from future flooding. They are considering using panels and foam fill-in spray to prevent water intrusion. The conversation ended with the understanding that all properties are dealing with similar issues and need to find effective solutions to prevent future damage.

Coastal Engineering and Beach Maintenance

Rene wants to meet with Cheryl Zeiger, Laurentians Board President, in early December to discuss coastal engineering issues and decisions made. Steve Beckman from Building Services offers to review any flood-proofing plans for buildings before engineering work is done to ensure life safety compliance. Bob Middleton clarifies that beach maintenance and renourishment is the county's responsibility, and the excess sand on properties was from an emergency berm installed by the county after Hurricane Ian. Natalie provides an update that the county will start beach planting and berm work soon, prioritizing areas where the berm still exists, and the process may take up to 5 months due to the need to reconfigure berms in some areas before planting.

Sand Management and Maintenance Challenges

In the meeting, William and Natalie discussed the challenges of sand management and maintenance in Naples. They highlighted the confusion around the county's strategic plan and maintenance, with William expressing concern about prioritizing residents' needs. Natalie explained that the county is working on a process to manage sand movement and planting, but there have been hiccups. She also mentioned that the city doesn't have the necessary equipment for sand movement. The discussion also touched on the issue of Lateral Mill Park, with Natalie stating that sand has been moved out of the park but needs to be leveled out further. The team agreed to continue working on these issues.

Stormwater Initiative and City Improvements

Tim clarified the scope of a citywide conversation. Bob Middleton discussed the Stormwater initiative, a \$100 million project set to begin in January 2025 and will likely last until December 2027. The project aims to improve the stormwater system along Gulf Shore Boulevard North of 3rd Street, with two pump stations to manage flooding. However, it does not address storm surge. Unknown Bob also explained the installation of backflow valves in the city's outfall pipes to prevent sunny weather flooding during high tides.

Milestone Inspection Report and FEMA Document

Georg asked about receiving a report from engineers after a milestone inspection. Steve Beckman advised him to call the main number and ask to speak with Kim or Megan to check if the report was received. Steve also mentioned that anyone can look up the property address in the Building Department system to see if something has been received. The speaker recommended calling the main number first to ensure someone is available to answer. Later, the speaker provided the FEMA document number P-1037 titled "Reducing Flood Risk to Residential Buildings That Cannot Be Elevated" as a helpful resource. The speaker also mentioned an upcoming ordinance change to remove the one-year lookback period requirement for flood regulations, which could impact future permitting after its expected approval.

Lastly, please [let is know](#) if you would like to join the GSPOA Board. Our nominations are open through February 15, 2025. It's a great way to be involved and participate in all things on the Beach and Bay.