



April 5, POA Meeting-Proposed Assessment for the "Gates"

1 message

Bill Lurie, POA Rep <billlurie31@aol.com>

Thu, Mar 29, 2012 at 11:06 AM

Reply-To: billlurie31@aol.com

To: arthurshanker505@gmail.com

RE: April 5, POA Meeting-Proposed Assessment for the "Gates"

Dear Residents,

I have been listening to comments on the proposed \$1,917,795 (\$985 per Unit) Special Assessment for the "Gates" project, and would like to hear from more residents before the April 5 meeting. The following information may help in understanding what is proposed and why. Please email or call 305-933-8462 at your convenience.

The Gates project began in 2010. Architectural plans were prepared and bids received. No action was taken because the POA Board gave first priority to the Spa Renovation. The Gates project has been revised, with more work on the Resident Gate House, adding a small Exit Guard House, a side walk across the Front Area, a construction manager, and contingency. The Construction and Finance Committees have reviewed the project, and new bids are in.

The largest single item is \$1,332,795 for the Front Gate House renovation and expansion, and for a new Porte Cochere entry feature. First impressions, appearances, and perceptions are important, whether it is when meeting people for the first time or entering a community for the first time. The entrance to Williams Island does not do our community justice, nor does it compare well to our competition. The proposed new Front Area would create a better first impression on potential buyers and visitors. More space is also needed for Security and Human Resources personnel. HR sees over 1000 job applicants a year, would be safer near Security, and also be easier for applicants to find.

The present Williams Island "Monument" sign at 183rd Street and Biscayne is cracked and deteriorating. Repair is not feasible and a new, large monument sign that ties in with the design of the Porte Cochere will cost \$100,000.

Also included in the proposal is \$165,000 for a major renovation of the Resident Gate House, including for the first time a bathroom, to make it possible to remove the old POA Guard House in front of 4000. I HAVE LOBBIED THE POA AND BELIEVE EVERY EFFORT WILL BE MADE TO ACHIEVE THAT RESULT. This work will not begin until Bellini is completed about mid 2013.

Residents, employees and others who wait for a bus near the Front Gate are now exposed to unsafe conditions and get wet when it is raining. A shelter, in a compatible design, is \$20,000.

Redesigned, additional landscaping at the Front Area, Resident Gate and around new signage at several locations, is also included at a cost of \$200,000.

A small Exit Guard House, with a cost of \$75,000, has been added to deter outside bikers, runners, walkers and sightseers who trespass through the exit area. Our roads are private and only for residents, guests, invitees, and residents of Island Estates. Preliminary results from the recent resident survey show that security is an important reason why people choose to live on Williams Island.

Finally, there is \$25,000 for a new Front Area sidewalk across our entry and exit roads that is desirable for pedestrian safety.

I solicit your comments and will consider them carefully before any vote.

Sincerely,

BillLurie@aol.com

Forward email



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