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- Supporting information for the 2025 ballot due by April 25, 2025.



Photo from Denise Fjortoft

Division 2-3-4 voting Information

Some newer owners may not be aware that as owners of property in Division 2, 3, or 4, you are Members of two home owner's associations. You are Members of the Lagoon Point Community Association and Members of Division 2-3-4, established by the Covenants and administered by the Division 2-3-4 Architectural Committee. Expect both the LPCA ballot and the Division 2-3-4 ballot to arrive together, by mail, by April 1st.

The following items will be on the Division 2-3 4 ballot.

DIVISION 2-3-4 OPERATING FUND ANNUAL FEE Fiscal Year 25/26 of \$40:

This fund is used for administrative expenses, covenant enforcement, legal fees and maintenance of the beach easement. As of 01/31/25 there is \$59,906 in this fund. In addition to administrative expenses and minor maintenance, this fund must be large enough to cover legal expenses in the event the Architectural Committee is forced to take legal action to enforce the covenants. The Architectural Committee recommends the Operating Fund Annual Fee of **\$40** per lot remain the same as last year.

VOTE FOR ARCHITECTURAL COMMITTEE MEMBER POSITION 3:

Position 3 term runs from July 1, 2025 – June 30, 2028.

Jim Carney is currently serving in Position 3 on the Architectural Committee and has been nominated to serve another term beginning July 1, 2025.

If you would like to be nominated to run against the current nominee for Position 3, please let the Architectural Committee know before March 10th, so your name can be placed on the ballot.

Contact: Architectural Committee arch234@lpcawa.org

DIFFERENCE BETWEEN “EXEMPT BEACH LOTS” AND CANAL LOTS:

The 22 Beach Lots are exempt from paying into the canal waterway fund, so the following two items will not appear on the **Exempt Beach Lot** ballots.

The 145 **Canal Lots** are contributors and owners of the Division 2-3-4 Waterway Reserve Fund and will have the following two additional items to vote on.

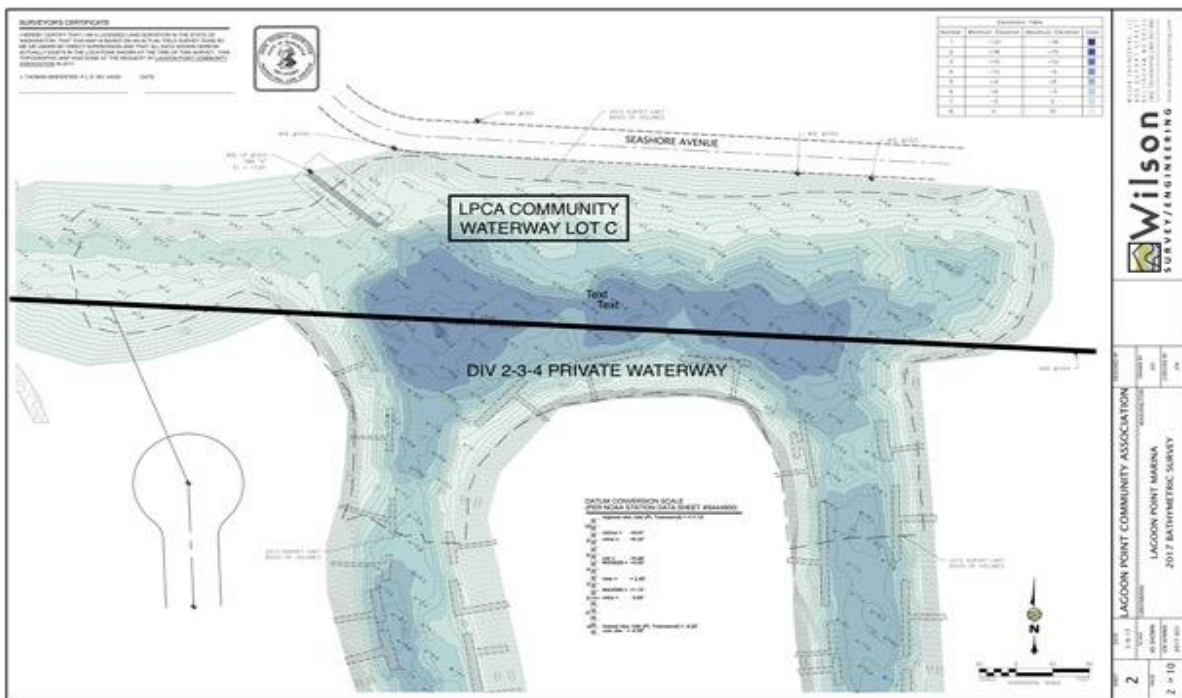
DIVISION 2-3-4 WATERWAY RESERVE FUND ANNUAL FEE Fiscal Year 25/26 of \$295:

This fund is used to pay for the Division 2-3-4 portion of the waterway dredging that occurs approximately every 10 to 12 years. This fund is owned by the Division 2-3-4 Canal Lot Owners and is contributed to annually by those same owners. As of 01/31/25 there is \$493,297 in the Waterway Reserve Fund. It has been the practice of the Architectural Committee to increase the contribution to the fund each year for inflation in order to meet the Reserve Study’s projected costs. Last year’s assessment was \$280. The Architectural Committee recommends the Waterway Reserve Fund Annual Fee of \$295 per lot. This is an increase of approximately 5% over last year’s Annual Fee.

DIVISION 2-3-4 DREDGING PROJECT:

The current dredging project is a joint project between LPCA and Division 2-3-4 Canal Lot owners. All Division 2-3-4 members are also LPCA members and pay for dredging the LPCA property, (area above the line, shown on the bathymetric survey below). In addition to paying their share of the LPCA dredging, the Division 2-3-4 Canal Lot owners must pay for dredging the Division 2-3-4 easement, (area shown below the line). In the 2013 dredging project, Division 2-3-4 paid \$334,000 to dredge the easement which was approximately 46% of the total cost of the 2013 joint LPCA and Division 2-3-4 dredging project. Approximately half the total cost was for engineering and permits. The Reserve Study anticipates the Division 2-3-4 cost for the current dredging project will be \$414,463. The current balance of the fund is \$493,297 and on July 1 will increase by another \$42,775 for a total of \$536,072 which is 29% more than the anticipated cost of the project. Due to uncertainties concerning the real impact of inflation, the cost of permits including environmental mitigation and the actual timing of the dredging, it is not possible to know exactly what this project will cost.

On the 2024 ballot, \$150,000 was approved by the Division 2-3-4 Canal Lot owners for their share of the engineering and permitting phase of the project. Based on the Reserve Study, this \$150,000 may not be sufficient to cover the Division 2-3-4 share of engineering and permitting. The next vote won't take place until the following Annual meeting in 2026. A special ballot requires a meeting and is costly and time consuming. Because various permit deadlines and work windows complicate the dredging project, delays can be expensive. Rather than approving funds in phases as the project progresses, the Architectural Committee recommends approving funding for the entire dredging project up to the amount of the balance of the fund. The practical result will be to sync the Division 2-3-4 participation in the dredging project with the LPCA. As the LPCA members vote to approve funds and as those funds are expended, the Division 2-3-4 funds will be available at the same time. The Architectural Committee believes this will streamline the process, reduce the risk of potentially costly delays and make the administration of the project less cumbersome.



The Architectural Committee welcomes your comments and ideas. If you have questions or concerns about items on the ballot, please respond before March 10th.
Respond to Architectural Committee arch234@lpcawa.org

- Position 1 Lance Sweeney
- Position 2 Duane Rawson
- Position 3 Jim Carney