

SINCE 1970

The Port Royal® Times

NAPLES, FLORIDA



PRESIDENT'S LETTER

Chad N. Ott | President

Greetings! As I write the final president's letter of my tenure, I am thoughtful of the many wonderful people with whom I have had the privilege to work these past almost six years. I am thankful for the opportunity entrusted to me in the provision of leadership and the shepherding of community values treasured by those who live in Port Royal.

To say the past several years have been unprecedented would be an understatement. Perhaps in no other time, except the initial development of the neighborhood, has there been so much change requiring constant management and oversight. Throughout this exciting, but challenging time the Association has been at the forefront working to ensure projects meet requirements, representing Port Royal in City business, and endeavoring to improve the neighborhood so dear to us all.

At the center of this are incredibly devoted board members who volunteer their time to lead committees, undertake considerable work, and seek to leave Port Royal and the Association better than when they began. The other big piece of this effort is the dedicated group of employees at the Association. It has been my goal to develop a highly professional office presence to undertake the numerous roles and responsibilities of the Association. I am especially pleased with where we are. We have significantly enhanced our capabilities and are functioning at a very high level. None of this would be possible were it not for your support.

As a voluntary organization we enjoy a very high percentage of membership. Of the 567 properties in Port Royal 484 are members. That is in excess of 85 percent of the properties in the community, a very high margin of membership. We also have 36 of 86 additional associate members who live outside of platted Port Royal, but share many similar interests. Our efforts to improve the value proposition of membership is ongoing, and so is our desire to grow membership to the maximum degree possible. If you are not currently a member I would encourage you to join in on the benefits of membership. If you have friends and neighbors who are not members I ask you to speak with them about the benefits of membership. As I prepare for the conclusion of my term in February I am confident that board leadership is in place to continue to meet the high expectations placed on the Association.

A few items of interest: Perhaps an item which has received the most attention in this column relates to roadway congestion. Congestion continues to be an issue on some streets due to a combination of things. The Association, in conjunction with the City, has worked to enforce ordinances pertaining to construction parking. On street construction parking is not permitted, but occasionally still occurs. If you notice construction related parking violations, please let the office know.

For the most part construction parking is no longer contributing to this problem. The remaining major source of congestion is landscape maintenance vehicles.





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PRESIDENT'S LETTER

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Landscape vehicles are permitted to park on the street. As I have indicated before the best approach to solving this problem is you. If you invite your provider to pull their vehicle off the street and onto your property that would go a long way. If that's not a possibility, perhaps you might observe a period of time where scheduled maintenance is light or non-existent in your area and change your service to that time. These are the remaining practical alternatives to a dangerous situation that is impacting many. I hope you will consider making a change.

You may have noticed that stop/street signs have been upgraded throughout the City. Because of the special character of our street signs we opted to omit the new street sign portion of the design in favor of ours. The City has installed stop and yield signs in Port Royal. However, the Association in partnership with the City will be upgrading all remaining traffic control signs to the new design. This upgrade will reduce the signage pollution within Port Royal through minimizing the number of signs and standardizing the design. Port Royal Association will provide funding to purchase 27 new sign posts and signs while the City will bear the expense of installation. The additional signs have been ordered and we expect them to be installed this fall. Overall, this will be a nice enhancement to the neighborhood.

Roadway resurfacing happened late summer for Nelson's Walk and Admiralty Parade. We continue to monitor the condition of streets within Port Royal and work with the City to prioritize budget allocations. Additionally, we have started a dialogue with the City about roadway and infrastructure issues in Port Royal to include streets which presently do not have gutters.

Two membership benefits that you might consider, in addition to the work of the Association, are the Marsh Group Excess Liability and FerrellGas programs. Port Royal Association and Marsh Private Client Services combined to offer a unique program for group excess liability coverage. This offering fits well with the types of assets and risk profiles of our membership. At the time of its initial offering three years ago it was the only program of its kind in the United States. The premium savings of this program have been significant for those who have taken advantage of it. The Association continues to look for unique or valuable offerings we can bring to our members which enhance membership. If you have ideas or suggestions, please let us know.

I have enjoyed my time on the board and as president of the Association working to make Port Royal an even better place. We have worked through many items together. While I would like to please "all of the people, all of the time," I know that is impossible. I do think we have been able to please almost all of the people, almost all of the time. I know we certainly have tried. I have read and appreciated the numerous notes you have sent from time-to-time in thanks over the years. As I finish my term I am very pleased with what has been accomplished and how we are positioned to continue to meet our mission. I wish you all a very Happy Thanksgiving!



DREDGING UPDATE

Les Goodman | Docks & Shorelines Chair

As season approaches, the Association wanted to take this opportunity to update all our members, particularly boaters, as to the status of two dredging projects.

The first was the dredging undertaken by the City on behalf of Port Royal residents at the entrance to a number of our waterways and the Gordon River. As we reported previously this dredging was successfully completed and has been well received. We have not had any reports of groundings at the newly dredged entrances and we believe the water flows have been improved. Those residents who also contracted for the dredging company to dredge their own docks have also seen those projects completed and it appears everyone was satisfied with the results.

The next dredging project, to be undertaken by Southwind Construction, was the channel in Gordon Pass and two spots further North in the channel across from the entrance to



Doubloon Bay which will be dredged to minus 10' MLLW with two feet of allowable overdepth. The Gordon Pass dredging, due to budget constraints has been reduced by 47% eliminating all wider areas. The remaining channel widths vary from 50' to 150' which will be dredged in two separate 75' wide cuts.

All the dredge material will be placed on Keewaydin Island beaches south of the pass. This project began in late August and was to be completed by October 31st.

Enjoy another great boating season.

ANOTHER PRODUCTIVE SUMMER AT THE OFFICE!

Donna Krall | Executive Director

A big thank you to all our members who make it possible for the Association staff to be here and available to help maintain the prestigious community you live in. As Chad indicated we have had great participation from our residents.

Over the summer your office team has been working on projects and improvements for the community and the office work flow. Chad mentioned a number of these so I will just cover some others. We have developed a new brochure with helpful community information. Look forward to receiving this soon along with the annual membership notification. We will also share these with local realtors who sell homes in Port Royal so they can share it with new buyers.

We recently implemented enhancement to the procedures for construction to include: construction fencing with screening for remodel projects to better hide dumpsters and port-o-lets, setbacks for retaining walls on the waterfront so they do not impact the pool fence height requirements and neighbors view, and security camera guidelines. As part of our office automations effort we are now scanning all construction project documents so they are easily accessible and reduce the ever increasing volume of paper maintained in the office.

Over the coming year we will be working on scanning the old paper files maintained in the office.

With almost 50 new homes under construction and 30 remodel projects, we spend a good bit of time every week addressing review, approvals and construction site compliance issues. We are very fortunate to have such great support from the City staff to keep construction and property maintenance issue under control. If you have any concerns, please give us a call and we will work to resolve the matter quickly.

We are also working on more timely communication of time sensitive materials through email, our new website and our Facebook page. Hopefully you have received these but if not please let the office know your current email address so we can make sure you are on our communication list.

We appreciate your support and strive to maintain Port Royal as the premier community that it has always been. Please let us know if there is something we can help you with. Have a wonderful Thanksgiving!

ARCHITECTURE HAPPENINGS

Andy Deane | Vice President

Every spring, like clockwork, the swell of vacationers gradually subsides and our seasonal residents depart for their homes up north ushering in a slower paced, less crowded time in Naples. That really didn't happen this year. It may be a sign of the times that the traditional summer lull has all but disappeared. Naples and greater Collier County are continuing to grow and with that growth comes growing pains. The best we can do is manage the growth and hope we do it wisely. We are a victim of our own exceptionalism.

Construction activity typically increases in Port Royal over the summer months and this year that was certainly true. The combination of seasonal scheduling and the prospect of better times ahead has fueled a construction boom in Port Royal. Naturally, our residents who decamp to the north for more pleasant weather during the summer months generally like to schedule construction projects for the period when they are gone. Unfortunately, most projects cannot be completed in the five or six months of the off-season so nearly all projects under way now will continue for some time into the future.

The Port Royal Property Owner's Association Board and specifically the Architectural Review Committee is grappling with ways to minimize the negative impact on our neighborhood caused by so much construction activity, but we have to be careful that the cure isn't worse than the disease. There are radical fixes that could have unintended consequences in the long run. One absolute imperative is to respect an individual's property rights and another is to avoid policies that might negatively impact property values. It is part of our mission as an organization to protect property values.

We have tightened up regulation of specific building codes in the areas of construction fencing, off-street parking, site maintenance and daily on-site supervision. We are more demanding now of contractors who apply for approval to build in Port Royal. We are working on a review process to

ensure that all approved builders maintain the high standards the Association sets upon their initial approval and we are now asking for realistic estimates of time to completion for new construction projects to help ensure we monitor each project's progress.

Far and away, nearly all of our approved contractors understand how important it is to keep not only their clients happy but those client's neighbors as well; it's simply good business. Typically, they work with our Association to resolve issues and head off problems before they occur. Unfortunately, there are always some bad actors and we are examining procedures to better monitor contractor performance and identify where there are issues.

In closing, it is interesting to show a breakdown in construction activity over the last six months just to see where we were and where we're heading:

| MONTH | NEW HOMES | REMODELS | TOTAL |
|-----------|-----------|----------|-------|
| APRIL | 50 | 15 | 65 |
| MAY | 51 | 15 | 66 |
| JUNE | 45 | 17 | 62 |
| JULY | 52 | 18 | 70 |
| AUGUST | 49 | 20 | 69 |
| SEPTEMBER | 43 | 19 | 62 |
| OCTOBER | 44 | 22 | 66 |

Projects peaked in July and have been generally decreasing since. Interestingly, the ratio of new homes to remodels is showing a change in the direction of more remodels. There may also be some relief from construction due to an overall decrease in housing starts. In the meantime, the Architectural Review Committee will continue to work on improving the impact of construction on the rest of the neighborhood.

LANDSCAPE VEHICLE SURVEY TO COME...

In an effort to reduce vehicular congestion in the neighborhood, we are looking into different ways to streamline landscape vehicles on our streets. With over 100 different landscape companies currently servicing residents in Port Royal, we are hoping to reduce this number by working with a few select companies in creating an attractive package for our residents. We are in the early stages of planning, but would love some feedback from you! Please be on the lookout for an email survey with additional info and do not hesitate to contact us with any concern.



SEASON IS UPON US

Mayor Bill Barnett

Welcome back Port Royal residents! This is just a short letter from me to briefly bring you up to date on happenings within our City. We have had a busy summer and fall and your City Staff has as always done an outstanding job with the many projects that they have been tasked to do during the slow summer months.

For those of you who have made contributions to Baker Park or for that matter just following the progress, please go to our City website naplesgov.com and click on the Baker Park icon. When it opens just click on video, and you will see what our vision of the park is at the 30% mark. Our planners and engineers will be back with the 60% design in December or early January. I hope you are impressed with what you see.

The Central Avenue project is almost 100% complete and should be finished within the next few weeks.

City Council approved a new fire station to be built where our current station by City Hall now stands. It will be built to standards that make it able to withstand a Category 5 Hurricane, and will be our new Emergency Operations Center. We also approved a new City Dock to be built, which is much needed.



We were fortunate that Hurricane Matthew missed us completely although we were totally prepared to deal with it had hit us.

I'm sure I don't have to say it, but I will anyway. Our City staff remains committed to you, our residents, to give you the best service possible at all times. As your Mayor and behalf of our City Council we are there for you as well.

Have a great healthy, happy, Holiday Season!!!!

Respectfully,
Mayor Bill

OUR NEW
WEBSITE IS HERE!
TAKE A PEEK AT THE
FRESH, NEW LOOK

WWW.PORTROYALPOA.COM

CENTRAL AVENUE COMPLETION TIMELINE

| | |
|---------------------------------|---------------|
| 8TH STREET TO US 41: | OCTOBER 13TH |
| US 41 TO 10TH STREET: | NOVEMBER 11TH |
| 10TH STREET TO 12TH STREET: | NOVEMBER 11TH |
| 12TH STREET TO GOODLETTE-FRANK: | NOVEMBER 11TH |
| EAST OF GOODLETTE-FRANK RD: | DECEMBER 12TH |

Please visit the "residents" section of our website or our Facebook page "Port Royal Association" for detailed information on how to navigate a roundabout.



PORT ROYAL®

PROPERTY OWNER'S ASSOCIATION

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NAPLES, FLORIDA 34102
(239) 261-6472
WWW.PORTROYALPOA.COM

CITY OF NAPLES CONSTRUCTION COMPLIANCE

Casey Simms | Construction Compliance Inspector, City of Naples

Driving around Port Royal one can't help but notice the multiple construction projects underway. As some of these homes are completed more begin anew. The City of Naples Building Department works closely with the Port Royal Owner's Association to reduce the negative impacts of construction in your residential neighborhood. One way we have reduced the impact is by enacting Municipal code 16-291 which covers most issues related to construction. Privacy fencing is required around these sights as well as stabilization to prevent any unwanted dirt in the roadway. For full access to the 16-291 code, please visit our website at www.naplesgov.com.

I work full time to enforce these ordinances and mediate any disputes between builders and the citizens they effect. We also have several part time Construction Compliance Inspectors that do a tremendous job both responding to complaints and proactively patrolling the City for sites that don't meet the ordinance. While those proactive patrols preemptively catch potential hazards, our greatest resource for code violation notification are the citizens of Naples.

As always you may route any issue of concern through the Association office or during business hours my cell (239) 293-2469 and for after hours concerns the Building Department provides a 24hr on call inspector at (239) 564-9109. Please don't hesitate to contact us with any concern.

Save THE Date

ANNUAL MEETING

TUESDAY,
FEBRUARY 28, 2017

PORT ROYAL CLUB

USEFUL NUMBERS

| | |
|--------------------------|----------|
| POLICE NON-EMERGENCY | 213.4844 |
| COMMUNITY POLICE OFFICER | 213.4869 |
| FIRE DEPARTMENT | 213.4900 |
| CODE ENFORCEMENT | 213.5030 |
| SOLID WASTE | 213.4700 |

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