

28 May 2015

FROM: Jon Wergin, PBE POA President

TO: All PBE POA Property Owners

SUBJECT: Documents for annual meeting, 30 May 2015

Dear neighbors and POA members,

I'm attaching several documents for your review in advance of the POA meeting on Saturday afternoon, all dealing with the beach restoration project. These include:

- A brief history of the project (compiled by Sallie Mullen)
- The restoration plan as submitted by Bayshore
- The offer by Sandy and Pam Rowe to provide 1:1 funding for the project, subject to removal of certain easement rights
- A new survey of the common area and easement, commissioned by the POA, in three forms: a "best estimate," and "best" - and "worst-case" versions

As the project history indicates, possibilities for beach restoration have been under consideration for more than two years, and I think we are finally at a place to decide what to do. I want to use our time together on Saturday to answer questions and have a full discussion of the issue, making sure that everyone in the community has a voice. We will not, however, take a formal vote on the matter: it's too important to leave to members present and their proxies. Soon after the meeting, a motion will be put before the community for an up-or-down vote, via email or, if necessary, regular mail.

Let me explain the reason for the three versions of the survey. Our surveyor, Ben Stallings, has determined that locating the *exact* location of the easement boundaries is impossible, as the location depends on taking into account a whole series of variables, including estimates of previous landmarks (such as sand dunes) that no longer exist.

What he's done, therefore, is to create his *best estimate* based on all of the information available to him, including existing landmarks, sight lines, deeds and plats of record, available photographs, and conversations with members of the POA. At my request he also created two additional drawings representing "best case" and "worst case" scenarios from the POA's point of view. The latter two represent his assessment of the limits of a whole set of assumptions, including recording error. What I hope these surveys communicate is that there is no one "right answer" here, and the community will have to make its decision with that in mind.

I'm looking forward to a vigorous discussion on Saturday.

Jon