

Beach Proposals

Homeowners written comments to survey

Updated thru 6/15/2007

North Beach

Who gets rental income from chaise lounges and shade tents? Can we have notification in advance – maybe movie nights? I would like to know who owns the liquor license. Snack bar area should be improved, but price too high.

What you are proposing on our beach is very costly and unnecessary. Many of us are here close to 20 years with our families and want to stay here. We meet the necessary assessments the best we could. Why do we have to have an island atmosphere.

There have been too many special assessments totaling thousands of dollars within a few years. We must support our infrastructure needs. Beach enhancements such as shade tents, snack bar and entertainment must be completely offset with income produced.

Strongly concerned that beach bar and entertainment would work against the current family environment. We very strongly oppose any liquor or entertainment proposal.

Liquor is a big mistake and liability. How much will this cost me as an owner?
PS.....how about a volleyball net?

Whatever needed to improve appearance of trailer/snack bar area on beach.

Improvements to the Seapointe beach is absolutely essential to help protect our valuable properties. We cannot afford to lose sight of what Seapointe represents – the “quintessential” ocean front resort.

Lets wait one or two yrs when the association can afford these “wanted” items. We need to get our financial situation stronger (reserves for future repairs, etc) before we should spend on unneeded items. We have been assessed enough in the past 18 months and we still have repairs to be made. Spending now is not the responsible thing to do. It will not help our home values but could potentially hurt it as more homes go up for sale. Some of these homeowners are selling due to the assessments. Not only assessments, but we have had our maintenance dues go up too fast in the last 2 years. Lets get it together first. Lets save for the future. Once we have some reserves, then go for it. Just not now.

This is no longer a family resort. The costs are off the wall and so are the assessments.

Lighting along walkways to the beach.

The attraction of the beach and ocean need only two things sand & water. Don't clutter it up with non necessities. Remember someday soon we will only have half the beach or less.

There are several reasons why we strongly oppose most of the enhancements. Because we may not be able to attend the May 26th meeting, we would like to share our reasons at length. By way of background, I am currently a litigation attorney and was a CPA. Most of my comments reflect these disciplines. As my wife and I purchased our unit in January 2007, we may be late to the discussion and, therefore perhaps some of our comments have already been raised and addressed. One of the concerns prompting us to strongly oppose many of the beach enhancements is the many unanswered questions. For example, nowhere are repairs and on-going maintenance of the proposed beach enhancements discussed, let alone quantified.

Corrosion from sale and wear and tears from usage will be significant with respect to many of the proposed enhancements. Further, the liability associated with a bar and liquor license could be significant. Aside from operation of and automobile, two of the most significant sources of risk are pools and serving alcohol. The cost of insurance to cover such increased risk appears not to have been estimated. Without a survey of end users of these beach enhancements, which would include renters, it is difficult to appreciate whether some of the beach enhancements would be fully utilized. If not fully utilized, less of the acquisition and maintenance costs will be offset by user fees. In any event, it does not appear that users fees have been quantified either. We suggest that more research and more information would be prudent. Finally, palm trees in New Jersey?

Snack bar good idea, entertainment pavilion – no.

Huge assessment (\$20,000) couple of years ago, now a reserve funding/infrastructure assessment, an increase in monthly maintenance and no increase in rental fees this year. Enough already.

No trellis..... for Memphis Avenue landing, this is only for public. Liability and restrictions..... on beach bar...oppose beach barmost adamant as liquor licenses creates too many problems – liability, underage drinking, restrictions caused by defining sales and consumption areas, and the “club” restrictions.

The costs and potential problems of alcohol sold on the premises by far outweigh any benefits. Unit owners and renters already have the freedom to provide their own. We encourage a family atmosphere at Seapointe with children, not a singles or swingers party place. We also do not want to encourage the adults to leave their children alone to go get a drink. We do not need to compete with the Grand and will have to deal with construction, wind, etc damage to any beach structures.

These proposed enhancements will transform Seapointe into a typical Jersey shore rental disaster and destroy the special & unique character of Seapointe forever.

I am very opposed to a liquor bar on our beach. I observed La Quinta last summer and all I saw was a mass of people coming from every direction with loud pounding music. The beach is for rest and relaxation. We have employees walking the beach to remove people who don't belong and now we are going to invite anyone and everyone to come and drink on our beach. This is a family resort. I don't think families will be the patrons of the bar. Liability insurance is another major concern.

Seapointe Village has a beautiful private pristine beach. Cluttering it with palm trees, cabanas, etc will ruin the open space ocean/beach experience. It will also cost owners future assessments to maintain such needless, negligible revenue generating amenities. The concessions at the entrance to the beach could use some moderately priced upgrades as well as some additional shaded areas, including trellises. However, an entertainment area with a liquor license bar may discourage families from purchasing properties at Seapointe. It will also probably cost owners even more assessments in the future for liability insurance. In our opinion, wait for the grand to be completed and then revisit the beach amenities competition issue.

All the live palm trees we've seen in South Jersey look small and dry. Waste of money.

Chaise lounge beach cabanas shade tents have not been profitable in the past! Storage cabanas should be colored to fit into the décor and ambiance of our building colors. Tiki cabanas cost is inflated – all costs can be cut by utilizing Seapointe maintenance.

South Beach

If these upgrades mean another assessment, I strongly oppose this.

We are strongly opposed to any alcohol beverage on the beach.

Palm trees not natural to NJ. Liquor liability is something we do not need. While some of the suggestions are interesting, I find the expense and value to not be at all positive. We want a beach, not a playground. Question: was this committee appointed or approved by our Master Council? This is a beach, not a nightclub, leave it alone.

Recommend satellite radio instead of entertainment. Patio heaters due to cooler temperatures by beach. Recommend satellite TV, sports. Palm trees do not live in NJ.

Taxes just went crazy – another assessment – and Seapointe cant keep the pools clean! Lets start by cleaning up the pools – pool decks and beach first! The above are absurd.

All unnecessary additional expenditures given increased assessments and special assessment in 2007.

Escalating costs for owners is unacceptable. Beach bar is not appropriate for a family resort.

Too many assessments. Need to fine tune expenses.

To Master Council: I can not believe you would even think of some of the absurd proposals. (Palm trees) are absurd. 8 (chaise lounges) for 1000 people - will be another expense and problem. (Shade tents) bring your own umbrella. (Trellises) will be a great expense to maintain and we have got by for 20 years without it. (Beach bar) nothing but trouble. (Storage cabanas, seating areas, boardwalks) no need to waste out money. 6 or 8 (Tiki cabanas) for 1000 people – another expense that is not needed. (Entertainment) will attract outsiders which is already a problem. We have been here since 1988 (19 seasons). Condo fees from \$150 to \$500 plus, along with many many large assessments because The Moreys did us in. Most of the above items are absolutely ridiculous and will add more expenses and maintenance problems plus personnel.

The many special assessments in last 5 years or so plus monthly maintenance increases taking its toll on homeowners finances. More cost cutting needed or revenue generated to fully pay for any additional assessments.

We need more important things to spend money on like the infrastructure of the complex. Just keeping up the regular maintenance.

Northern palm trees ridiculous. Will take away view. Sounds like someone wants to sit around, drink, listen to music under the shade. We really need the area to be clean. Entertainment – who, Britney Spears? Not enough information. What is the difference between a beach cabana and tiki cabanas? Do both get stored? What is the difference between seating areas and seating furnishings? This proposal is designed to pass. Should be Yes or No. I was there when the beach cabanas washed ashore during high tide and were ruined. It will require extra maintenance to store them.

I feel strongly that Seapointe Village should uphold highest quality standards for luxury residences and rentals at NJ shore. We have much work to do to raise our standards in regards to building maintenance and rehabilitation. The beauty, security and quality of living should be our priorities. I feel that Seapointe is having an identity crisis. Our visions are being blurred by what others are doing. To maintain our exclusivity and desirability we must differentiate

ourselves in the market. I bought at Seapointe for the beauty, quality and security and privacy it offers...Please lets keep it that way. Thanks you.

We've just gone through the deck assessment, now another assessment in May, monthly maintenance fees have just gone up. Enough is enough!

I am not at all in favor of the beach bar and liquor license. There are plenty of places for drinkers to indulge elsewhere.

Most world class resorts have extensive wi-fi. Not investing in it here is a very big mistake.

We want quiet and beauty. Don't need or want drinking or loud music. Thanks.

All above not necessary and takes away beach land....with Ibis people you need more space. What's desperately needed is new lounge chairs throughout main pool area.

Beach cannot accommodate additional Ibis and using more real estate. Revenue from rentals should be as detailed estimated as the expenses. Too general.

Entertainment – who's music. I like Christian rock, I don't like hip-hop or rap. Mostly, I like to listen to the sounds of the nature – I think entertainment on the beach is a bad idea.

A stand near the end of each walkway down to the beach should be set up there. Guests could rent large beach umbrellas and beach chairs. They could also pay a small fee to have the umbrella set up for them. This would be of great value for some of our older guests and those with young children. It should be operated just to cover our costs and should be looked on as another "perk" of visiting our village.

Money for seating areas and boardwalks should come from concession operator. Liquor licenses is a terrible idea. Maintain family resort image. We will have people drunk on the beach! I own a beach front unit and spend a lot of time there in the off season. I really enjoy the beauty of the unadorned beach in fall and early winter, especially this past year, when everything was removed. Therefore I am not in favor of a lot of unnecessary amenities. Tiki huts like the original ones, not like last year and trees would be attractive. Everything else in my opinion would be tacky and unattractive. A bar is not needed.

The leaks and appearance of our interior building has to be addresses also the maintenance of the grounds last year was terrible – papers, etc.

I don't think these are necessary, and I don't want to pay extra for these. No alcohol!

What about new gas grills.

Would still really like village-wide wireless internet.

We are in favor of boardwalks on beach, trellises at the landings, new multi-shower area and new entrances to the beach (ramps).

Strongly oppose all. We would prefer that improvements be made to the exterior of the buildings / doors and windows replaced before spending large sums of money on beach improvements.

Pinnacle

Palm trees unnecessary...Fly to the tropics if you want palm trees. Chaise lounge beach cabanas unnecessary. Will require additional beach staff and more money. Shade tents will accommodate a chosen few and destroy view of the ocean for the rest. Trellis will require upkeep and will become costly. Not interested in paying for others to entertain their families. A place for teens to congregate. Family oriented, no need for beach bar. Storage cabanas ugly. Extend boardwalks onto beach are an excellent idea to elderly and handicapped. Tiki cabanas available to chose few who will be out in the AM reserving by stashing their chairs. Why should everyone pay for those few who have a problem entertaining themselves. Everyone should furnish their own entertainment when on vacation. Other than repairing beach landings showers footbaths ramps and extending walkways onto the beach we feel all other items are unnecessary since we always seem to be in the red. How many assessments do you expect homeowners to pay? It is difficult enough to keep up with preventive maintenance and budget shortfalls. With the recent increase in property taxes and condo fees one has to wonder what the Master Council is thinking.

None of the above "upgrades" is essential to the functioning or the enjoyment of Seapointe. They are just a way of "keeping up with the Joneses". Our beach has become overcrowded with people from other places. We don't need more things to fill it up. Assessments are difficult enough when they are absolutely necessary. For "unnecessary upgrades" they are totally uncalled for! You're looking to keep costs down and save money and then all of these projected come into the picture. We don't understand this! These constant assessments are already putting a burden on homeowners who do not rent their units.

No beach bar! Your liability impact is not known and there is enough abuse of self-purchased liquor in the pools and spas.

No more assessments!

Opposed to all – none are worth the money, useless to enhance village environment. Only 2 upgrades are worth the money 1) wireless environment throughout village 2) total upgrade of fitness center

Palm trees? Look at what happened next door – save our money. Strongly oppose beach bar – not a prudent activity for public area.

Serving liquor at the beach is unnecessary. There's plenty of bars in the area. A beach bar would create a host of problems. Additional insurance and security would prove extremely costly. I don't see the value in paying for an entertainment program. We have the sun, sand, beach boardwalk nearby, Victorian Cape May, miniature golf In the area, stores, etc. Id rather listen to the seagulls and surf. This isn't Disneyland!

These are not needed to make Seapointe great. It already is.

No homeowner singers.

We presently have fund shortfalls as a result we are paying an assessment. Our monthly fees have gone up, why should we take on more expenses. Secondly, yearly maintenance costs (associated with beach upgrades) have not been identified and could raise our maintenance fee again.

A beach bar, while a potential asset, would be difficult to manage in full compliance with ABC regs. Under law, only SP residents and their guests can purchase drinks under a club license, "temporary" or "on the spot" memberships as some clubs try, are not permitted.

I have been in the Pinnacle building since July 1992. During this period there have been additional assessments, spiraling monthly maintenance costs and monies paid out to the original developer. Now they want to add enhancements which increase maintenance costs with little benefit to the Council. The enhancements should be cost justified.

I consider Seapointe a family place. Bringing liquor in encourages behavior not conducive to a family atmosphere. Beach upgrades are the most important things for me. Costs for maintaining these facilities are getting out of hand; as is the monthly maintenance fees.

We are open to ideas that improve Seapointe.

The beach is just fine as long as it is clean with plenty of sand. We do not need drunk teenagers on a cabana under a palm tree!

Many of our long term owners are selling their units because of these additional assessments. Factoring in the increase in taxes, assoc. dues, etc the new beach enhancements while nice, are not necessary. A bar and DJ will only cause unnecessary noise and problems. Our current guidelines prohibit radios on the deck and pool area. And now you're proposing a DJ (noise) with blaring music that most owners will gladly do without. Having a bar on the beach – the insurance will be another unnecessary expense plus other problems.

Garden

This is a very inappropriate time to consider beach enhancements, with the current significant increases already placed upon each homeowner, i.e., monthly dues, special assessment and property taxes. Along with the Master special assessment, each individual village will also get hit with a special assessment on top of increases in monthly fees. We need to focus on building up the reserve for priority issues and beach enhancements are not one of them. If people want plan trees, they should go to Florida or the Caribbean. This is the Jersey Shore!

This plan does not seem to complement Seapointe's family vacation image.

I am not in looking to fund the rental program. Building improvements along with these expenses will drive long time homeowners away. Board is not looking at total outlays (added taxes, monthly expenses). Its really out of control.

We do agree the beach could be enhanced, however it is the quiet of the beach we enjoy. A beach bar will bring on more problems with security, etc, and personally, we don't want or need entertainment on a beach. Beautify somewhat, yes, make the beach into a 3 ring circus – NO. We don't need to do that to "keep up" with other places. This resort is already the most unique and nicest on the island.

Bad timing with various assessments being charged at this time (Master and village).

Very concerned about serving liquor and resulting liability issues, especially in the absence of beach tag checking.

12 palm trees see too much, 6 or decorative purposes in a "grove" should be sufficient. We would support a scaled back improvement at about 50% of this estimate.

Description of enhancements for some items is too vague to make a proper judgment. In lieu of a complete definition my scores are skewed to the low side.

Beach bar may create an uncomfortable atmosphere for children and also may attract a young rowdy crowd. I have witnessed this from next door.

I would like to keep the beach tag check on the beach – how else can we keep the beach private?

Not enough information (about trellises). All of these proposals will cost more to maintain. Liquor is just looking for trouble, especially regarding liability. Lets keep the beach for children and families!

Do we really need more intoxicated people on our property?!!! Before considering the items above, the Council should make note of the following: have all pools and hot tubs operating properly & cleaned regularly; repair A/C in exercise room in Pinnacle; clean, test repair and/or replace BBQ's; provide more luggage carts. The proposed improvements will cause more congestion on the beach. Remove concession stand from beach.

This is a poorly designed survey instrument.

Need more info about storage cabanas. Investments should focus on repair existing infrastructure – ocean pools.

Seating areas would be very useful and practical.

Centre Court

Liability to Seapointe Village owners is a main concern regarding any incidents that may arise with the opening of beach bar with liquor license. There appears to be much disregard to existing Seapointe property by those renting units. Until present violations terminate and are addressed to renters I see no need to add more amenity upgrades.

With the assessment we now have to pay plus the dues increase (not to mention the deck assessment I feel it is too much to ask for another assessment at this time.

Beach appearance needs improvement, but \$14,000 worth of trees seems wasteful. Beach bar brings lots of liabilities.

Are you kidding? With no security at the west gate and no one to check beach badges, the enhancements will be a welcome target to vandalism. For years there has been problems during the evening at the beach. With no security at the beach, it will be carte blanche for all beach goers not belonging to the Seapointe community. As an incentive for Security, offer \$2 for each individual not having a beach badge. Seapointe collects \$10 per day \$8 would go to Seapointe and \$2 to the security agent. (Comment: CAFRA permit charges \$3 for daily beach badges, not \$10)

If we are going to raise funds in these amounts, lets invest them in new roads, curbs, sidewalks, landscaping, property signs and pool furniture all of which sorely need replacement.

Would like to continue to see projects that add REAL VALUE to SPV. Appreciate the re-tiling of Centre Court pool. Prefer upgrades (pools, chairs, seating) versus "gimmicks" (palm trees).

I'm supportive of most of the upgrades, especially with The Grand on the horizon. We need to continue to protect the value of our property.

I strongly oppose all beach enhancements and proposed considerations recent assessments and tax increases are unbearable for homeowners like myself whoa re forced to rent during a large portion of the summer just to enjoy Seapointe during the off-season. Please don't force us to leave!

I have strong concerns regarding a liquor license and bar on the beach. This is a family resort. Bars are available within close proximity. The current entertainment schedule on major holidays appears to work. Concern about additional assessments. I recognize the need to keep beach attractive. I think with good maintenance this can be achieved.

Enough is enough.

All of the above is just a bit excessive. The considerable increase in our condo fees and the assessment was more than enough.

Palm trees are a totally unnecessary expense.

Single Family Homes

We need to maintain the current infrastructure before we add new expenses.

With the raise in condo fees plus the assessment Seapointe must be one of the worst managed condo associations in the country.

While I think that Seapointe is and will be unique, costs to the owners, especially those who choose not to rent have to be a major consideration. Great amenities, but we need to keep an eye on escalating costs.

The beach concession definitely needs upgrading, would like to see plans because needs to be considered. Strongly opposed to beach bar due to liability relative to renters. Also strongly opposed to palm trees which are useless and tacky looking. Cabanas offset by rental income – good idea. Also favor entertainment.

Opposition based on financial considerations (value vs cost) plus lack of information; e.g. why isn't impact on liability insurance known, why aren't maintenance and set up costs mentioned. Just ideas thrown out without distinction of pluses and minuses.

Townhomes

I am disappointed you did not include the actual schematic rendering of the proposed improvements. This will likely create a bias against the plan.

We truly do need a complete upgrade on our beach.

The beach enhancements would only add to the value of our homes and make Seapointe a more desirable vacation destination. We need to be a resort once again and not have the beach fall apart as in the past few years. We need upgrades to keep in competition (for a lack of a better word) with The Grand and with Club Atlantis.

We really feel strong about improving our beach appearance.

I feel the bar would be a great addition since the Grand closed and worth the investment. I would not spend the money on beach improvements without the bar. Would like to know exactly what types of music, DJ's local performers, country bands, what type and what times.

Monthly fees are increasing at a ridiculous rate and assessments seem to be a way out for mismanaged funds (re pool condition) Lets keep the spending down and make the most of the

revenues collected. It has never been a problem to have the grounds, pools and beaches functioning and beautiful on the fees collected.

Setting up a beach bar would cause problems. As of today's assessment, increase in maintenance fees, I feel we have already been asked for a large amount of money.

Rent (beach cabanas) to owners to defray costs (\$300 for summer). I sincerely hope for "once" the Master Council LISTENS to the whole population. Seapointe Village needs these upgrades to maintain the value and status it needs.