

Seapointe Village Beach Infrastructure Projects

To be in place for the 2007 season - \$145,400

Walkways will be extended \$30,000

Extend walkways to beach – approximately an additional 150 ft of roll-out walkways will be installed at the North Beach, South Beach and Ibis walkways.

After evaluating different options, Council determined the best alternative is using trex-flex modular walkway system. They are pre-fabricated roll-out walkways, While they are an expensive option, they have a long expected useful life, are easy to repair, are relatively easy to handle, and are easiest to maintain in season.

Other alternatives considered included pressure treated wood, which was the least expensive but had the shortest useful life; and constructing duckboards out of Trex, which was the most expensive option, had a longer useful life and was maintenance-free, but was difficult to handle.

New beach trash cans \$15,000

The old wooden cans are past their useful life, they lasted 18 years. The beach requires 16 trash cans and 16 recyclables cans. Can capacity is 55 gallons with a wood slat appearance. Cost per can is \$445 each plus liners

New beach showers / footwashes \$5,000

Two will be installed at North Beach and South Beach landings, one at the Ibis landing.

Utility improvements up to \$50,000

Electric service – Increase service and make sure code compliance

Current service is 100 amp, we will increase to 200 amp to meet demand of new trailer and possible future upgrades. This requires new feeder from NB electric room to beach.

Upgrade water service for concession and beach showers; to improve size of line and install pump. Existing water lines held together by hose clamps, new lines will be glued-together PVC pipe. New showers also require more pressure.

Install sewer – for gray water from deli-trailer - requires a holding tank, pump and sanitary sewer tie in

Concession trailer fire safety requirements \$15,000

The fire inspection at the end of 2006 determined an exhaust hood, duct, and fan is needed in the trailer, and a fire suppression system is needed over the cooking area

Sports activities \$400

Additional volleyball court – posts, nets, boundary lines, ball

Beach tractor, rake and attachments \$30,000

The existing tractor is a 43 HP L-series Kubota. It is 7 yrs old with approx 2400 hours use, originally purchased in 2000 for \$22,000 approximately. The effects of sand and salt water are starting to show. While the motor is in good condition and the transmission seems to be fine, the four wheel drive unit has had problems; seals leak, coolant leaks, steering problems, and the wheels should be replaced. In the past few years, we have had to rent tractors to service the beach and outfall while our tractor was out for service. These rental costs exceeded the costs to purchase a new one.

A new Kubota tractor and rake will be purchased for beach cleaning, and will be financed over 5 years. A bigger tractor will pull a bigger rake to clean more beach in less time. The existing tractor will continue to be used for outfall cleaning. A new backhoe attachment and quick release fork attachments will also be purchased. A larger tractor (55 hp) will reduce costs for pre and post season relocation of beach structures.

Master Council looked at several alternatives. The beach maintenance needs are increasing as outfall trench gets longer and deeper, and as the beach increases in size each year.

Operational challenges and concerns

State Regulations

There are CAFRA permit restrictions and guidelines considerations, and permit modifications could be required. All beach structures must be portable. Enhancements & upgrades must promote beach use. Pre-season installation and post-season removal costs are in excess of \$10,000. New amenities must be designed and installed with access for the disabled.

Outfall line – Included in the infrastructure plan

Master Council has preliminary extension option estimates ranging from \$450,000 to \$1,600,000 including all permits and construction.

On-going maintenance of the outfall line requires daily labor allocation and places a heavy burden on equipment and manpower.

Maintaining the Ibis walkway

Operational challenges as sand accretion is more pronounced at Ibis landing because sand blows toward dunes and sand generally accumulates at southern end of SPV beach. Sand accretion and eastward dune encroachment, especially at southern end of dunes, places a heavy burden on equipment and manpower.

The property line fence at the southern property line and developing dunes in front of LaVida results in sand accretion at Ibis landing.

Seapointe Village Proposed Beach Enhancements

Combined estimated cost – \$282,200

Beach Amenity Upgrades \$50,000

Purchase palm trees. 10-12 ft tall windmill palm trees can survive in New Jersey. Price to purchase 12 palm trees @ \$1,195 each \$14,400 plus delivery

Purchase double chaise lounge beach cabanas. Propose 8 cabanas @ \$995 each \$7,200. Rental revenue can help offset some of the purchase cost. Expected useful life undetermined. Initial beach cabanas lasted 10 years.

Purchase shade tents/ pacifica beach and spa cabana. Propose 6-8 tents @ \$3,019 each \$18,000-24,000 plus delivery. Rental revenue can help offset some of the purchase cost. Expected useful life undetermined.

Construct Trellises for shade at each of the four beach landings \$20,000

Estimate to construct new trellises at North Beach, South Beach, Ibis and Memphis Avenue landings and to replace handrails. 4 @ \$5,130 each

Beach Concession / Entertainment Area \$203,200

During the fall months, the Beach Enhancements Committee worked to develop a comprehensive food, beverage and entertainment area on the beach.

The plan includes building a new snack bar/entertainment pavilion along with the existing deli-trailer. Estimated cost is \$38,800. Impact on lease income undetermined.

The plan includes a beach bar. Estimated cost is \$31,260. A club liquor license can be purchased for \$150. The exact impact on liability insurance is unknown, as is the question of how much in additional fees can be generated. The Master Association would not operate a bar itself, rather it would lease the concession, similar to the current beach snack bar concession.

The plan includes new brightly colored storage cabanas. Estimated cost is \$18,300

The plan includes new trellises, decking area for seating & connecting center boardwalk. Estimated cost is \$64,500.

The plan includes new tiki cabanas. Estimated cost is \$44,000

Additional seating and site furnishings would cost \$6,340

Entertainment \$9,000

Establish a summer entertainment schedule, including both live and DJ entertainment. An entertainment committee would be established to arrange entertainment.

Seapointe Village

Beach Enhancements & Proposed Considerations Homeowner Survey

At the March 10, 2007 Open Meeting, Master Council presented the enclosed proposed beach upgrades and enhancements. We are asking for your comments regarding these items. Please indicate using the following

Please mark the number that most closely corresponds with your position regarding the proposals, using the following chart

Score	Position
1	Strongly Favor
2	Somewhat favor
3	Neutral
4	Somewhat oppose
5	Strongly oppose

- _____ Beach Amenity Upgrades – palm trees \$14,400
- _____ Beach Amenity Upgrades – chaise lounge beach cabanas \$7,200
- _____ Beach Amenity Upgrades – shade tents \$18,000-\$24,000
- _____ Trellises at beach landings \$20,000
- _____ Beach Concession – Snack bar / entertainment pavilion \$38,800
- _____ Beach Concession – Beach bar & liquor license \$31,260
- _____ Beach Concession – Storage cabanas \$18,300
- _____ Beach Concession – Seating areas, boardwalks etc \$64,500
- _____ Beach Concession – Tiki cabanas \$44,000
- _____ Beach Concession – Seating and site furnishings \$6,340
- _____ Entertainment Program \$9,000

Comments _____

_____ Name

_____ SPV address

Please fax to 609 729-8489 before May 18, 2007 or return to the Association Management Office. Survey results will be discussed at the May 26, 2007 Seapointe Village Master Association Annual Meeting.