



Biscayne Point Homeowners Association Inc.

1101 South Biscayne Point Road, Miami Beach, Florida 33141

Please visit our website at: www.biscaynepointer.org

Or contact us by e-mail at: info@biscaynepointer.org

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January 31, 2023

Dear Biscayne Point Homeowner:

We hope that 2023 is off to a great start for you and your family and wish you all the very best of great health and happiness. Below are some important initiatives that your Homeowners Association has been actively involved with along with some information for the New Year:

1. This past year, your BPHA has continued to work hand and hand with the City of Miami Beach Chief resilience officer in keeping abreast of the progress of the GO Bond Canal Dredging project which includes all of Biscayne Point's waterways. The Engineering Company has submitted all permit applications to the three governmental agencies and have already received comments back that have been accepted, we are well on schedule for the Second tranche of the GO Bonds. The City of Miami Beach and Engineering Company will be sending a few dates to schedule a community meeting to discuss with residents the next steps to getting started and to announce a timeline of the entire project, please stay tuned.
2. We have been working closely with the City's green space department and have gotten them to step up and install two park benches on each of the triangle easements which are now installed along with doggy poop-bag dispensers and trash receptacles which are all being used, regularly by our homeowners.
3. Our Board members continue working with the city and contracted landscaping company to make sure that our foliage and landscaping at the front entrance and swales have proper maintenance and replaced when needed. We thank those Board Members for your efforts.
4. The newly installed tag-reader camera system that is directly wired to the City of Miami Beach where every tag entering and leaving our island is being read and run through law enforcement data bases and cross referenced with any reported criminal activity. We encourage all homeowners to make sure their vehicles are locked at night; we've had a couple thefts, this past year but only to cars unlocked.
5. We continue working with the city to improve the overall administration of the guardhouse such as negotiating a citywide contract with a new company that we were able to demand a majority of our seasoned guards be hired. It continues to be a challenge to find the right overnight guards that perform as thoroughly as our daytime guards. There is a new sign as you enter outlining the expectations of the guards and their duty upon entering vehicles. Keep in mind, our streets are public, so what is taking place at the entrance at the guard house is to the legal extent for a public right of way. Some residents have asked what would it take to beef up the security? The answer is very long but the short story is, we as an HOA would have to take on all the responsibility of the right of ways including hiring and managing the payment of a security company, all management and maintenance to the guard house, all landscaping at the entrance, on swales and easements, all lighting and street repairs and any and all city maintenances; it's just too much responsibility and liability. Normandy, Still Water, Allison, Star, Hibiscus, Palm and Sunset Harbor Islands all use the same guard company and have the same restriction on what the security officers can ask and actions they can take. We are currently negotiating with the Security company to have a marked, roving security guard circling the island from 9:00 P.M. to 6:00 A.M., stay tuned.
6. If you are interested in obtaining car decals for quicker access, please request an application from the Security Officer on duty; fill it out and mail it into the city with a copy of your registration (if more than one vehicle, include a registration for each car). Instructions are on the application.
7. Our Annual Block Party, will take place on Sunday January 29th on Cecil Street from 12:30 P.M. to 6:00 P.M. Flyers will be handed out within the next few weeks but there will be carnival rides, bounce houses, a street train, DJ, Car Show, Full Catering, including a Kosher falafel stand from our fellow homeowner Roni who owns and operates Roni's by the Beach at 73rd Street and Ocean Terrace. If you have not already eaten there, we highly recommend stopping by as soon as possible, you won't stop going back.
8. We would like to give a shout out to one of our residents who, on a daily basis walks the island and picks up trash along our swales. He has been doing this for years and it is truly, appreciated. If we could ask, when you see debris in your front yard or swale please lean down and pick it up, it would certainly make this man's morning walks more enjoyable!
9. We recognize that there are many newcomers to our island, and we would like to welcome them to our wonderful community and join our Homeowners Association and PLEASE come out enjoy the festivities at the Block Party!

As the New Year comes into full swing, it is the time of the year where the BPHA renews our commitment to work diligently to continue delivering improvements for our island by enhancing our security, working with the local government to improve our waterways and foliage, and fostering an even greater spirit of community involvement. Such efforts are **100% voluntary** and are not compensated in any way. Accordingly, such initiatives have risen in price across the board and require the financial support of our residents on an annual basis. Our annual dues are **only \$100 per household**.

Your \$100 annual dues also help your Homeowner Association pay for the following:

1. Our annual BPHA Block Party.
2. Off-duty police patrols during Halloween. The city does not pay for this added security.
3. Holiday Bonuses for our security guards
4. Co-Sponsorship of the annual North Beach Boat Parade (will be back on track in 2023)
5. Holiday Light Installation at the Front Entrance
5. Miscellaneous administrative expenses associated with BPHA (Insurance Policy, Web Site Domain, Annual Reporting, etc.)

For our new residents, we warmly invite you to join our association. For our longstanding neighbors, we ask that you recommit your annual support to **your Homeowners Association**. Enclosed, please find your Annual Dues Statement for the 2023 membership year. You can also contact us by e-mail at: info@biscaynepointer.org. ***We need your help to reach our 2023 Membership Goal of 100% participation!***

*Thank you for your support,
BPHA – Membership Committee*