

The Beachcomber



Hernando Beach
Property Owners
Association
Newsletter

PRESIDENT'S MESSAGE

Our next meeting
will be held
Thursday,
March 6, 2025
at 7:00pm
Hernando Beach
Yacht Club
4163 Shoal Line Blvd.
Doors open at 6:30pm
to socialize.

Happy March to our Hernando Beach Community and Association (HBPOA). Words of inspiration by Confucius. "Our greatest glory is not in never falling, but in rising every time we fall". Given what occurred during the 2024 Hurricane season, words to consider as we move ahead to rebuild our community. Remember, we do not control the direction of the wind, but we can set our sails accordingly.

You are cordially invited to a special time during our March Membership Meeting on March 6, 2025. Social hour starts at 6:30 Pm and the membership meeting begins at 7:00 Pm. Our guest speaker will be Mr Jeff Rogers, our County Administrator. Your Board is paying attention and acting on your suggestions. If you noticed at our February Membership Meeting our Board now sits with the membership. We also have a series of social events scheduled to include events to be held outside when the weather allows. Keep the suggestions coming!

Our February Valentines Day celebration was a huge success thanks to our Hospitality Committee. Can you say cup cakes! They along with our Membership Committee continue to strive to make the HBPOA a world class association. Success is achieved when neighbors can meet to socialize and exchange ideas to make Hernando Beach the best place in Hernando County to live.

The purpose of this organization is to unite the property owners of Hernando Beach.

Lots happening in Hernando County Government these days. Hernando County Government is in the process, for the first time ever, to develop a strategic plan to determine what our County will look like in five (5) years. It is paramount for members and residence at large to participate in the survey that is currently available on line at the engagehernando.com web site or will be in paper form at the Spring Hill Library. I believe this is an honest effort to solicit feedback. I completed the survey in less than 10 minutes. Also there is a sensing session scheduled for April 4th for in person participation. Hernando Beach was well represented at the last session held on February 4th. Both Bill Roberts and I led two of seven discussion groups. Bill's focus was on code enforcement and I focused on land use authorities and alignment of growth and the strategic plan. On the different note nothing is for free practically speaking. Tax increases are also on the horizon as our Commissioners debate various schemes to include a new Municipal Service Benefit Unit for roads and the like. The mandatory garbage collection requirement failed, and so for the near term, it's business as usual as the BOCC revisits the Republic collection contract.

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(Continued from page 1)

The mission of the HBPOA is to improve the quality of life in our community and to inform our membership of the in's and out's of what is happening in our community. We are not a political organization. See you on March 6 at 6:30.

Mike Fulford, President

MARCH GUEST SPEAKER JEFF ROGERS COUNTY ADMINISTRATOR



Mr. Jeff Rogers, P.E., became County Administrator on May 14, 2019. He joined Hernando County Government as Deputy County Administrator on September 25, 2017 and served as Acting County Administrator starting January 30, 2019. Rogers has more than twelve years of local government experience with a concentration in administration, public works, budgeting and overall operational leadership and organization change. He has an aptitude for identifying organizational weaknesses, deploying effective solutions, increasing employee efficiency and embodying an organizational vi-

sion. A U.S. Navy Veteran, Rogers earned two Navy Achievement Medals.

Rogers' primary areas of responsibly include:

- Administer and carry out the directives and policies of the Board of County Commissioners and enforces all orders, resolutions, ordinances and regulations of the Board to assure they are faithfully executed
- Direct responsibility to present annual operating budget to the Board of County Commissioners for adoption
- Accountable for the administration, direction, planning and personnel management of all functions and employees under the Board of County Commissioners

Education

- Associate of Arts, Florida Community College at Jacksonville
- Bachelor's in Environmental Engineering, University of Miami
- Master's in Civil Engineering, University of Miami

Memberships

- Registered Florida Professional Engineer
- Florida City County Manager Association
- Florida County Managers Association

From 2002-2010, Mr. Rogers was in private practice for civil engineering. He worked as project engineer, project manager and engineering office manager for companies in Tampa, Miami and Key West, FL.

The Beachcomber

Published by Hernando Beach Property Owners Association

Deadline for ads, articles, and news:

March 10th for publication in our

April Issue.

Yearly advertising prices: Black & White:

1/4 page - \$200 1/2 page - \$350 - **best buy** full size - \$675

Yearly advertising prices: Color:

1/4 page - \$375 1/2 page - \$700 full size - \$1400

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Jennifer Brown, Editor (352)678-1795 HBPOABeachcomber@gmail.com

PLANNING & ZONING

By: Mike Fulford

The Hernando County Planning & Zoning (P&Z) Commission acts as an advisory body to the Board of County Commissioners (BOCC) on matters pertaining to rezoning and other land use issues in Hernando County, Florida. All functions are performed in a Quasi-Judicial forum. Quasi-Judicial is defined as having the delegated authority to interpret EXISTING Ordinances, Regulations and Policies as they have been adopted by the BOCC. The BOCC is the only body that can create, change and adopt those Ordinances, Regulations and Policies. The P&Z Commission consists of seven members. Five members are appointed at the discretion of each County Commissioner, and two alternate members are appointed by the Board of County Commissioners as a whole. They meet in Brooksville usually the second Monday of each month in the BOCC Chambers. All meetings are publicly noticed and video recorded. All participants are sworn and testimony is subject to perjury. All counties in the State of Florida are required to have a P&Z as directed by the legislature.

The P&Z has delegated decision authority for Conditional Use Permits and Special Exceptions. Conditional Use Permits are usually two years for temporary structures and five years for excavations. They are usually granted in rural areas for hardships. Specially Exceptions are granted with the property and not the owner. The P&Z can issue both.

(Continued on page 7)

Hernando Beach Property Owners Association

P. O. Box 3198, Spring Hill, FL 34611-3198

2025 Board of Directors

President: Mike Fulford Vice President: Tom Crowley Secretary: Denis Polyn

Treasurer: Jen Brown
Director: Bobbi Caccamisi
Director: Jim Fournier
Director: Jerald Markuson
Director: Dave Skinner
Director: Sheryl Coggins
Parliamentarian: Denis Polyn

2025 Committee Chairperson

Governmental Affairs Committee -Landscaping Committee - Bill Roberts Membership Committee - Stacy Finsterbusch Hospitality Committee - Patty Roberts Beachcomber - Jen Brown Bylaw Committee - Barry Holland

HERNANDO BEACH PROPERTY OWNERS ASSOCIATION 2025 MEMBERSHIP APPLICATION & RENEWAL FORM

HBPOA meetings are held the 1st Thursday of every month.

Meetings are held at the HBYC - 4163 Shoal Line Blvd, the doors open at 6:30pm and meetings start at 7pm.

<u>Dues are \$35.00 annually and include the Beachcomber Newsletter mailed to you.</u> <u>Annual dues are due by January 1st every year and are NOT prorated.</u>

Members who join in November or December are considered paid up as members for the following year.

New Member	Renewal from 2024	Prefer to receive the Beachcomber by emai				
1) Name						
Phone number	Email					
2) Name						
Phone number	Email					
I would like to help with						
Mailing Address:						
Hernando Beach Property Eligible members are the property owner	Address: (s) listed on the property deed, as owner(s) of	record on file with the Hernando County				

Property Appraiser's office, as owners named on the purchase agreement if the deed has not yet been recorded, individuals named in trust agreements that have present legal ownership of that property and the spouses of such property owners whether or not listed on property deeds and records. (Section 3.3 of the HBPOA Bylaws)

I grant permission and consent to the Hernando Beach Property Owners Association for the non-profit use of any photograph(s) taken by the HBPOA, or submitted by me for presentation to the HBPOA, under any legal condition, including but not limited to publicity, copyright purposes, illustration, advertising, and web content.

If paying online please complete the online application with method of payment through our website at www.hernandobeachpoa.com.

Make Check payable to HBPOA and mail with application/renewal to: HBPOA, PO Box 3198, Spring Hill, FL 34611-3198

FEBRUARY MEMBERSHIP MEETING Hernando Beach Owners Association Hernando Beach Property ndo Beach Propert Hernando Beach Owners Associat







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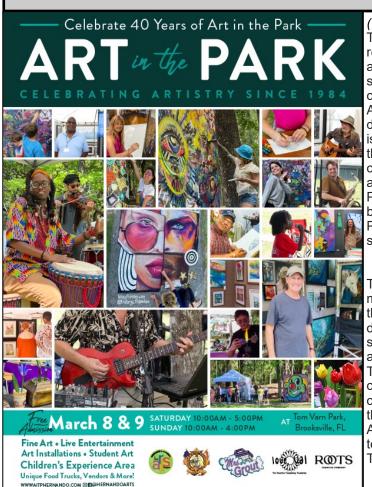
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(Continued from page 3)

They are effective 30 days after issuing. The BOCC can review the P&Z decision. If not approved by the BOCC, the applicant can file a civil objection in the Circuit Court. Decision making is evidence based. Statements must be included in the application packet in order to be considered. Additionally, only in-person testimony is considered. All deliberations are subject to the Florida "Sunshine Law Legislation". As it relates to Public Inquiry workshops (PIW), the requirements are determined by the nature of the application. Not every application warrants a PIW. They usually add 30 to 60 days processing time. The County P&Z Staff, P&Z Commission and other agencies can request a PIW based upon the intensity of the impact. The purpose of the PIW is to identify up-front issues prior to the P&Z Commission hearings.

The P&Z adjudicates applications based upon substantial, material and competent evidence. Both the applicant and those citizens in opposition to an application can appeal the decision to the BOCC. If not satisfied with the BOCC decision, parties can file in Circuit Court. Variance applications are administrative in nature and are not heard by the P&Z. They are decided by the county zoning official. Adjudication considers principally if the application is in conflict with the county's comprehensive plan, causes significant impact to the community or violates an existing ordinance or law. An Assistant County Attorney advises the P&Z on legal matters.

To a resident attempting to understand the difference be-(Continued on page 8)



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(Continued from page 7)

Robert G. Whittel, Esq.

can be a challenge. For example, a rezoning request was granted for a property located in Hernando Beach recently. Knowingly or unknowing, the applicant during the application process proceeded to utilize the property in a manner that they were making application for. This then became a zoning violation, which must be remedied by a code enforcement action. Separate from a rezoning action. For general knowledge, with the exception of three properties on Shoal Line that are currently zoned as residential, all other properties are zoned commercial or commercial marine.

We are a nation of laws and due process. P&Z actions are usually complex in nature, and subject to the quasi-judicial process. Substantial, competent, and materiel evidence has to be provided in order to approve or deny an application. It is important for a community to appear in person in order to provide sworn testimony to either support or show opposition to an application. Communities such as Timber Pines, Glen Lakes and other organized groups have been successful in having their voice heard in mass.

NEW MEMBER SPOTLIGHT

We at the Hernando Beach Property Owners Association appreciate everyone who came to our February HBPOA meeting. It was a meeting full of hearts, cupcakes, and

new members. In that light, we have decided to include a tween a Code Enforcement action and a rezoning request "New Member Spotlight" in our monthly Beachcomber. Getting to know our neighbors, we find we have commonalities.

> Our inaugural "New member Spotlight" is on Carl and Rosie Anderson. Rosie and Carl were both born in Michigan and found their way to Hernando Beach by way of Texas, Arizona, Madeira Beach and St. Pete. They wanted to retire, be close to family, and live on the water.. What a journey! We are happy to have you in our little Gulf Coast community.

> Rosie and Carl have something in common with one of our Board members, Bobbi Caccamisi. They all have a motorcycle history. Rosie and Carl still ride so if you are a rider, come to the next meeting and say "hello." Who knows, we may get an HBPOA ride happening. They are also sailors with a 45 ft sailboat on which they lived while their home was being constructed. That sailboat was their "tie the knot" location five years ago although together for twenty three years. Congratulations!.

> Their family includes a daughter and son-in-law, four grandchildren and four great grandchildren. Of course, their thirteen year old mini schnauzer/terrier mix is an integral part of the Anderson family. Family times must be a lot of fun in their household.

> Carl is a retired assistant Dock Master and Rosie is em-(Continued on page 9)

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Thank you Rosie and Carl for allowing us to highlight you in the March 2025 Beachcomber. See you at April's meeting.

HOSPITALITY COMMITTEE

By: Judith Hughes

Hello Hernando Beach,

Punxsutawney Phil saw his shadow on February 2nd so our Northern neighbors need to look forward to six more weeks of winter. By the time you read this Beachcomber, they too will be ready to experience the daffodils popping through and some warmer than freezing temperatures. Spring is on the horizon.

We here in Florida are all grateful to see the budding of our ornamentals that were not damaged in January's frost. Some will try to trim their ornamentals prematurely. Usually when the chance of frost has passed it is the time. Patience is the key. It would be lovely if our Hernando Beach neighbors could add some flowers, planted or potted, to the front side of their home which would bring a bit of spring color to our neighborhood. What a welcoming sight

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HERNANDO BEACH PROPERTY OWNERS **ASSOCIATION** MEMBERSHIP MEETING

> **MARCH 6, 2025** 7:00PM

HB YACHT CLUB 4163 SHOAL LINE BLVD.



Sat. 9AM-4PM Sun 9AM-3PM 9 1/2 MILES N OF HWY. 50 16121 COMMERCIAL WAY BROOKSVILLE AT THE CLUB 352-597-9931



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(Continued from page 9) that would be.

worth it to see the sun shining one hour later in the evening. In the USA there are a number of residents who are classified as "seniors". As we travel life's road and achieve senior status, driving after sunset becomes a challenging task so daylight savings time is a real gift. Spring forward and warmer temperatures will be evident When Spring becomes evident, we see the boaters this month.

February's Front Porch Art Walk was a raving success. The weather was perfect for patrons to enjoy a walk around the artist's booths at both Silver Dolphin Restau-

rant and the Weaver Group businesses. We saw quite a few folks bringing their dogs for a walk as well. January was the beginning of the third year of this Art Project initi-On March 9th, we will lose one hour of sleep but it is ated by Diane Greenwell. Diane had a vision to bring the arts to Hernando Bach and her success is evident. We have several artists who have supported this venture since the beginning. Put the first Saturday of each month on your calendar and come by to say "hello" to the artists.

> yearning to enjoy the outdoors. Since the storms of Helene and Milton, our waters have become the home to many unusual items that have found their way toward the

> > (Continued on page 17)





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He began turning 500 acres of waterfront, marshy lots to buildable dry lots. For the first few years, the construction made the waterfront look like a maze from above, but it slowly became long, neat canals. Through many trials and tribulations of environmental regulations, Sasser had an eye for Hernando Beach and sold one of his last properties in 2005 in Hernando Beach South.

In the present, Hernando Beach is currently growing by .81% and population is increasing by 3.79%! Our town is most known for its natural beauty and wildlife from the manatees, dolphins and birds to being the prime spot for fishing for grouper and snapper. Our community is paradise with the Flats as the main attraction. Travel there by either your kayak, boat or paddle board to one of the Flats, so you can collect shells or enjoy a nice dip in the shallow water.

Our community is filled with many colorful attractions that surrounding towns could never have a chance to experience!

Learn more about Hernando County Quiz:

Whose home and pool were first used to photograph the Weeki Wachee mermaids in brochures?

What rock helped Sasser gain profit when digging on the gulf floor?

What Spanish explorer was Hernando County named after?

What was Hernando County named during 1844 to 1850?

Answers: Nile Stiffler, Limerock, Hernando de Soto, Benton County

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Also, check out www.HernandoBeachClub.com to see our calendar & membership information!



The Hernando Beach Club is a private social club located in Hernando Beach at the end of Flamingo Boulevard, directly on the Gulf of Mexico, It's a wonderful place to meet people and make new friends. The Club is a popular venue for weddings and well known for its beautiful setting and magnificent views.

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Membership Meeting Minutes Hernando Beach Property Owners Association Inc., **Membership Meeting**

February 6, 2025 Hernando Beach Yacht Club. 4163 Shoal Line Blvd Hernando Beach, FL 34607

Welcome – Meeting called to order at 7 pm Pledge of Allegiance

Motion to adopt agenda - adopted Motion to adopt minutes of prior membership meeting -- adopted

Guest Speakers

Major Lakin – Hernando County Sheriff's Office Hernando Beach Business Spotlight - Marina Rose

Canal Side Market & Deli

& Scholarship

- Governmental Affairs Mike (Strategic Plan, Triangle and Dolphin status, Golf Cart Community Status)
- Landscaping Committee January 31 cleanup at the Triangle
- Membership / Hospitality Committee
- Audit Committee -no issues, everything reconciled

New Business

- Discussion concerning non-members potentially receiving HBPOA communications (e.g., Beachcomber, email messages)
- Facebook and Web Page
- Partnering with Hernando Beach South Next Board Meeting – March 3 Next Membership meeting – March 6

Old Business

- President's Comments (Recognition of Guest and New Members, Membership Dues, Volunteer Opportunities)
- Minutes from last Membership Meeting

Announcements

Art in the Park - March 8th & 9th Front Porch Art Walk – 1st Saturday's – 10am to 2pm Adjournment – Meeting adjourned at 8:36 pm

Treasurer's Report / Beachcomber / Calendar Minutes provided by: Denis Polyn, Secretary

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(Continued from page 10)

Authorities have been diligently working their "cleanup detail" to make boating safe for everyone.

Just a reminder, Hernando Beach Yacht Club and the Hernando Beach Club have many offerings for our community members. And, the first Thursday of each month at 6:30 is our Hernando Beach Property Owners meeting.

March Notes:

March Birth sign is Aquamarine Birth signs are Pisces (2/19-3/20) and Aries(3/21-4/19) If you love Daffodils and Jonquil flowers, this is your month.

March 01 - National Peanut Butter Day - Who knew this was a special day?

March 05 - Ash Wednesday - Marks the beginning of the Lenten Season

March 09 - Daylight Savings Begins - Makes use of longer davlight hours in summer

March 15 - Ides of March - The day Julius Caesar is assassinated in Ancient Rome

March 17 - St. Patrick's Day - Celebrates Irish culture March 20 - First Day of Spring

Until next month!



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IT'S STILL PARADISE AFTER DARK.

By: Pat Coggins

After the sun dips below the horizon, the magic doesn't end, we gaze at the stars or enjoy a tranquil boat ride through the canals. There's nothing quite like stepping out onto your dock or balcony and soaking in the beauty of a spectacular sunset or our galaxy on display.

But sometimes, these serene nights can be disrupted by bright, intrusive lights. Perhaps you or your neighbor aren't aware of how your outdoor lighting affects others. Whether next door, across the street, or even across the canal. In fact, people may not realize that bright lights pointing into the canals can blind boaters and hinder their navigation, which is not only dangerous but may cause the accident you think you are trying to prevent!

Unfortunately, there are more lights along our canals that create navigation hazards which can night-blind boaters. This dangerous light intrusion needs to be addressed for everyone's safety and enjoyment. So, how can we solve this problem together?

Simple Steps to Better Lighting

If you're lighting your property for security or aesthetic reasons, consider making these adjustments:

(Continued on page 22)

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March 2025								
Sun	Mon	Tue	Wed	Thu	Fri	Sat		
						1 Front Porch Art Walk 10am - 2pm		
2	3 HBPOA Board Meeting	4	5	6 HBPOA Membership Meeting	7 Swamp Fest	8 Art in the Park Swamp Fest		
9 Art in the Park Swamp Fest	10 Beachcomber Deadline P & Z Hearing Waterways Meeting	11 BOCC Meeting	12 HB Crime Watch Meeting	13	14	15		
16	17	18	19	20	21	22		
23	24 HBPOA Board Meeting 31		26	27	28			

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Hernando Beach Boatlift Keys Frank Virginia	(352)556-3538				
Parks & Recreation	(352)754-4027				
Aquatic Services & Waterways	(352)754-4742				
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(Continued from page 18)

- Use dimmer, non-white lighting: warm, lower-intensity lights are less disruptive to the environment and the waterway.
- Install motion sensors: make sure the sensors are adjusted to detect motion only within your property boundaries and not the canal. Motion-activated lighting can now provide security without staying on all night.
- Point lights downward: outdoor lights should be angled down and <u>shielded</u> to prevent them from shining directly onto waterways or neighboring homes.

Finding the Right Solutions

There are plenty of resources available to help you choose the right lighting options for your property. Here's a helpful link -https://darksky.org/resources/guides-and-how-tos/lighting-principles/. By using the right lighting and making small adjustments, we can keep the canals safe for boater navigation at night and our property attractively and safely illuminated.

Our community can work together being mindful of our lighting and ensure that everyone continues to enjoy starry nights, safe boat rides, and the tranquil beauty of Hernando Beach long after sunset. Let's protect our paradise and keep it shining in the right way!

Hernando Beach, Rocky Creek, Little Pine I. Bay, Florida, March 2025 28.4867° N, 82.6617° W - www.USHarbors.com

Date		High				Low				:		•
ا	ite	AM	ft	PM	ft	AM	ft	PM	ft	Rise	Set	Moon
1	Sat	2:02	3.2	2:32	2.7	9:53	-0.3	10:04	-0.2	6:55	6:33	
2	Sun	2:51	3.0	3:00	2.9	10:27	0.0	10:50	-0.4	6:54	6:33	
3	Mon	3:43	2.8	3:31	3.0	11:01	0.3	11:40	-0.4	6:53	6:34	
4	Tue	4:38	2.4	4:05	3.1	11:33	0.7			6:52	6:35	•
5	Wed	5:41	2.1	4:44	3.0	12:35	-0.4	12:07	1.0	6:51	6:35	
6	Thu	7:02	1.7	5:32	2.9	1:38	-0.2	12:44	1.3	6:50	6:36	•
7	Fri	9:07	1.6	6:39	2.7	2:59	-0.1	1:44	1.5	6:49	6:36	•
8	Sat	10:54	1.8	8:16	2.6	4:34	-0.1	3:35	1.6	6:47	6:37	
9	Sun	12:42P	2.0	10:52	2.6	6:53	-0.1	6:13	1.4	7:46	7:38	•
10	Mon			1:12	2.1	7:51	-0.2	7:25	1.1	7:45	7:38	0
11	Tue	12:04	2.7	1:37	2.3	8:34	-0.2	8:19	0.8	7:44	7:39	0
12	Wed	12:59	2.8	2:00	2.5	9:08	-0.1	9:02	0.5	7:43	7:40	O
13	Thu	1:43	2.9	2:23	2.6	9:37	0.0	9:39	0.3	7:42	7:40	0
14	Fri	2:22	2.9	2:44	2.7	10:03	0.1	10:14	0.1	7:41	7:41	
15	Sat	2:58	2.8	3:05	2.8	10:28	0.2	10:47	0.0	7:39	7:41	0
16	Sun	3:33	2.7	3:26	2.9	10:53	0.4	11:20	-0.1	7:38	7:42	0
17	Mon	4:09	2.6	3:48	2.9	11:18	0.5	11:53	-0.1	7:37	7:43	0
18	Tue	4:47	2.4	4:13	3.0	11:43	0.7			7:36	7:43	0
19	Wed	5:29	2.2	4:41	3.0	12:28	-0.1	12:09	0.9	7:35	7:44	
20	Thu	6:16	2.1	5:16	3.0	1:07	0.0	12:38	1.1	7:34	7:44	
21	Fri	7:17	1.9	5:59	2.9	1:55	0.1	1:14	1.3	7:32	7:45	0
22	Sat	8:47	1.8	6:57	2.7	2:59	0.2	2:08	1.4	7:31	7:45	
23	Sun	10:28	1.8	8:24	2.6	4:23	0.2	3:50	1.5	7:30	7:46	
24	Mon	11:34	2.0	10:00	2.7	5:45	0.1	5:29	1.4	7:29	7:47	
25	Tue	12:18P	2.2	11:17	2.9	6:50	0.0	6:41	1.1	7:28	7:47	
26	Wed			12:52	2.4	7:43	-0.1	7:39	0.8	7:26	7:48	
27	Thu	12:20	3.1	1:22	2.6	8:29	-0.2	8:30	0.4	7:25	7:48	
28	Fri	1:17	3.2	1:50	2.8	9:09	-0.1	9:17	0.0	7:24	7:49	
29	Sat	2:09	3.3	2:18	3.0	9:47	0.1	10:03	-0.3	7:23	7:50	
30	Sun	2:59	3.2	2:47	3.1	10:23	0.4	10:49	-0.6	7:22	7:50	
31	Mon	3:51	3.0	3:18	3.3	10:58	0.6	11:36	-0.6	7:21	7:51	



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