



# Biscayne Point Homeowners Association Inc.

1101 South Biscayne Point Road, Miami Beach, Florida 33141

Please visit our website at: [www.biscaynepointer.org](http://www.biscaynepointer.org)

Or contact us by e-mail at: [info@biscaynepointer.org](mailto:info@biscaynepointer.org)

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February 29th, 2024

**Dear Biscayne Point Homeowner:**

We hope that 2024 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, we received two approvals and waiting on the third from the Army Corp of Engineers; we are well on schedule for the Second tranche of the GO Bonds, mid 2025.
2. We have been working closely with the City's green space department to find funding for a children's pocket park on the North triangle easement and will have funding in the 2024/2025 budget.
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 RFID readers installation cost is going to be in our 2024/2025 Special Taxing district budget. We encourage all homeowners to make sure their vehicles are locked at night; we've had a couple thefts this past year but only due to cars being unlocked with keys inside.
5. We continue working with the city to improve the overall administration of the guardhouse, coupled with the soon to be, newly established Guard House and Security Committee this will only add to our overall security and safety for the island. 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 ways. This year has welcomed the roving, nightly security officer. We had a few negative occurrences at the beginning, but the Board is working very closely with the Security company to stay on top of all their employees.
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 March 17<sup>th</sup> on Cecil Street from 12:00 P.M. to 5:00 P.M. 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 73<sup>rd</sup> 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**. In 2023 we had 48% or 157 Biscayne Point Island Homeowner (there are 325 Homes Total) join, it would be great if we could grow by at least 25%, this year.

### **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
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 2024 membership year. You can also contact us by e-mail at: [info@biscaynepointer.org](mailto:info@biscaynepointer.org). ***We need your help to reach our 2024 Membership Goal of 100% participation!***

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