

**ELCA Board's 2023 Annual Letter Report to Owners
December 2023**

The Elizabeth's Landing Community Association (ELCA) Board of Directors wishes all neighbors a safe and happy holiday season.

This past year has been a productive one, and numerous improvements have been accomplished, including the paving of three additional harbours. We have now paved seventeen of our thirty-seven harbours, with the goal of paving additional harbours in future years.

We have been in touch with State and County officials regarding the construction of a new sidewalk on Ft. Smallwood Road that will run from Kenton Road to the new Riviera Beach Library; the design of this much needed public safety improvement is expected to move forward in the next fiscal year, with construction planned for 2024.

The Board has contracted with BayLand Consultants & Designers, Inc. to provide professional engineering services to design a living shoreline that will provide erosion protection, with construction to be completed within the next two years.

For the general awareness of all homeowners, please find the enclosed 2024 Budget and Analysis. In light of increased inflationary costs and anticipated future expenditures, the Board has increased our Homeowner Association dues by \$5; the new dues are \$115 per month beginning January 2024. (This includes the state-mandated \$5 a month charge for the flush tax, which is earmarked for the upgrade of state sewage treatment facilities.) Please note that starting January 1, due to high processing fees, **debit card** payment for HOA fees will **not** be accepted; **credit card** payment will still be accepted.

Please review the Snow Procedures that have been recommended by the community's snow contractor. The snow procedures are available on the website or at the Association Office. If you are currently renting your home, please be sure to share the Snow Procedures and Parking Policies with your tenants.

On behalf of the entire community, the Board of Directors would like to extend a special note of appreciation to the residents who pay their HOA dues in a consistent and timely manner. There are numerous fixed costs within the community that require a firm payment schedule.

BOARD OF DIRECTORS, ELIZABETH'S LANDING COMMUNITY ASSOCIATION

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