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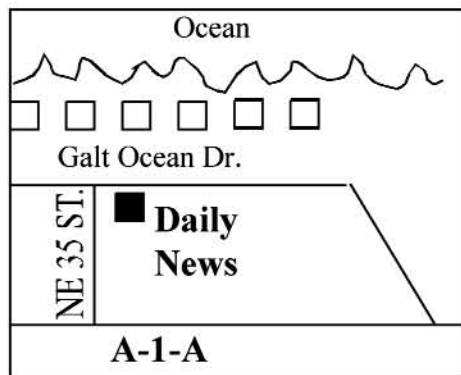
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South Broward Beaches to Soon See Sand

Article by Eric Berkowitz

"No one likes to see a project needed so much as this one delayed, but the delay has allowed us to address comprehensively the environmental issues." Broward County Mayor Kristin Jacobs, whose one-year mayoral term she characterizes as "The Year of the Environment", offered the statement as magnanimous punctuation to the end of a five-year exercise in delay, distortion and political maneuvering. The Broward County Shore Preservation Project is about to be implemented after a prolonged period of procrastination angst suffered by Beach communities along Broward's critically eroded shoreline. Every required Federal, State and local permit has been obtained, a stringent environmental protection plan is in place and beachfront communities are relieved that the dilatory approval process is finally completed.



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PROJECT START



Broward County inked a \$23 million deal with Great Lakes Dredge and Dock Co., the lowest of three bidders, to serve as the lead contractor for the long awaited beach renourishment project. Attention will first be paid to rehabilitating the meager remnant of beach in John U. Lloyd State Park and the fully eroded beaches outside the high-rises of Hallandale Beach and southern Hollywood. The Segment III section of the project, ranging from John U. Lloyd Beach State Recreation area for 6 miles through Dania, Hollywood Beach, and Hallandale Beach to the county line, is slated to receive 50 to 250 feet of new sand. The 1.5 million cubic yards of sand will be dredged from the Segment I part of the project - five offshore

deposit sites along Deerfield Beach. Trailing suction hopper dredges will mine the sand which will then be hauled south and discharged through pipelines to the target beaches. Work is expected to start in April, following a 60-day review and mobilization period.

Broward's beach erosion administrator, Steve Higgins, supports the selection of Great Lakes owing to the company's extensive world-wide experience as well as its familiarity with local factors learned during two previous Broward beach renourishments. They maintain the largest fleet of diversified beach restoration equipment in the United States.

Continued on page 7

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The Galt Mile News is the official newsletter of the Galt Mile Community. Published 12 times a year, this publication is designed to educate the Galt residents of neighborhood-oriented current events and issues, and to offer residents Galt-specific discounts from various local merchants.



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THIS MONTH AT-A-GLANCE

MAR/APR 2005

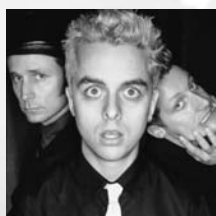


SUN MON TUE WED THU FRI SAT

6 Las Olas Art Fest Part II Las Olas Blvd. 954-472-3755	7 Spring Training Orioles v Marlins 1:05 p.m. Fort Lauderdale Stadium Info.: 954-776-1921	8 Orlando Ballet Broward Center Info.: 954-462-0222	9 Noon Tunes w/ Rod McDonald Stranahan Park 11.30 a.m. to 1 p.m. Info.: 954-828-5263	10 Las Olas Wine & Food Fest Las Olas Blvd. 954-524-4657	11	12 Spring Training Orioles v Dodgers 1:05 p.m. Pride Fest Miami International Piano Festival of Discovery Broward Center
13 Pride Fest Spring Training Orioles v Cardinals 1:05 p.m. Fort Lauderdale Stadium Info.: 954-776-1921	14 Spring Training Orioles v Red Sox 1:05 p.m. Commissioner Christine Teel: Pre-Agenda Meeting Beach Community Center Info.: 954-828-5033	15 Spring Training Orioles v Cardinals 1:05 p.m. Fort Lauderdale City Commission Meeting City Hall 6 p.m.	16	17 St. Patrick's Day Galt Mile Community Association Meeting Nick's Italian Restaurant 11 a.m.	18 Spring Training Orioles v Twins 1:05 p.m. Fort Lauderdale Stadium Info.: 954-776-1921	19 Riverwalk Run/Walk 5 Mile Run DDA Park 7 a.m.
20 Spring Training Orioles v Mets 1:05 p.m. Fort Lauderdale Stadium Info.: 954-776-1921	21	22 Spring Training Orioles v Devil Rays 1:05 p.m. Fort Lauderdale Stadium Info.: 954-776-1921	23 Spring Training Orioles v Red Sox 1:05 p.m. Fort Lauderdale Stadium Info.: 954-776-1921	24 Erev Purim	25 Purim Good Friday Love & Taxes Through 3/26 Broward Center Info.: 954-462-0222	26 Market Pro Computer Show & Sale War Memorial 9:30 a.m. to 5 p.m. Info.: 954-828-5380
27 Easter Spring Training Orioles v Twins 1:35 p.m. Fort Lauderdale Stadium Info.: 954-776-1921	28 Spring Training Orioles v Marlins 1:05 p.m. Fort Lauderdale Stadium Info.: 954-776-1921	29	30	31	1 The Princess and the Pea Broward Center Info.: 954-462-0222	2 Knife and Gun Show War Memorial 9 a.m. to 5 p.m. Info.: 954-828-5380
3 Daylight Saving Time Sunday Jazz Brunch Riverwalk, Downtown FL 11 a.m. to 2 p.m. Info.: 954-828-5985	4 Commissioner Christine Teel: Pre-Agenda Meeting Beach Community Center Info.: 954-828-5033	5 Fort Lauderdale City Commission Meeting City Hall 6 p.m.	6	7	8	9

A look ahead

- April 15 Green Day, University of Miami Convocation Center, Tix.: ticketmaster.com
- April 15 Dennis DeYoung: The Music of STYX with Rock Symphony
Broward Center, Tix.: 954-462-0222.
- April 15-17 OceanFest, Info.: 954-839-8516
- April 21 Clueless on Las Olas
- May 8 Sarah McLachlan Office Depot Center, Tix.: ticketmaster.com



From the desk of COMMISSIONER TEEL

Article by Commissioner Teel



March 11, 2005, will mark the completion of my second year in office as the Fort Lauderdale District 1 City Commissioner. So much has happened over the past year, both pleasurable and challenging.

In the pleasurable category are my times spent at the GMCA Advisory Board luncheons. I know when I attend these functions I will be asked many pertinent questions and held accountable to work on finding solutions to current problems or concerns the members may have. Some of my "assignments" have been the landscaping maintenance along the Galt. The Parks Department has been replacing plants, adding new mulch, repairing and painting the defective landscape lighting. It is clear the city will have to address the long-term maintenance of your beautiful "Mile with the Smile" in order to attain the standard you deserve.

The non-compliant or illegal news racks were a growing problem. The City responded, after proper vendor notification, by removing the non permitted racks. All racks must be painted black according to your master plan. Please notify me if you see any racks popping up that are not black.

I am continuing to work with the stakeholders in the Galt shopping area by encouraging and supporting new development and redevelopment that is appropriate for the area. The city will be improving the infrastructure in this important area and although it seems slow in coming we are making progress. Public safety, both police and fire services, has been a top priority and will remain so. I will never let down my efforts to keep the Galt in the forefront for effective service. I have attended a number of meetings with the Florida Department of Transportation officials and advocated for improvements to A1A. Although we do not qualify for FDOT improvements at this time I am working with the City Manager, George Gretsas to see if we can assist with the tree canopy along the roadway. The main challenge is finding enough space to plant the trees while observing the requirements dealing with safety and city ordinances. I have every confidence we will see this happen. I have been fortunate in establishing good working relationships with other elected officials in the local, state and federal governments. In October, County Commissioner Jim Scott presented a \$500,000 check to me for the soon to be built community center at George English Park located at Sunrise Boulevard and Bayview Drive. Without this financial assistance from Broward County the new facility would have been delayed for at least two additional years.

Continued on page 16

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Sand...Continued

Owned by Vectura Holding Company LLC, a CitiCorp venture capital unit, Great Lakes is headquartered in suburban Chicago at Oak Brook, Illinois. Their domestic projects include Atlantic City Beach, Rockaway Beach, Fire Island, Hilton Head, Captiva Island Beach, Venice Beach, San Diego Beaches, Dade County/Miami Beaches, Jupiter Island, Palm Beach, Boca Raton, Sanibel Island, Myrtle Beaches, Virginia Beach and dozens of others. They also deepened Boston Harbor, expanded Freeport Harbor, deepened San Juan Harbor, built the Marina Basin at the Doha Four Seasons Hotel in Qatar, rebuilt the berths in the Port of Oakland, built an island in the Baltic Sea (Oresund Fixed Link) for the bridge and tunnel connecting Sweden and Denmark and recently completed the largest dredging and landfill project in America - the Pier 400 Dredging and Landfill Program in the Port of Los Angeles. Critics accurately point out that they've committed several gaffes while compiling their substantial references. In a "Captain Queeg-like" maneuver, they unwittingly dragged some dredge pipes across the seagrass in the Florida Keys National Marine Sanctuary. As beach preservation technology progressed, every company in the industry underwent a "learning curve", as did the Army Corps of Engineers. Higgins noted that project safeguards inherent in the upcoming beach renourishment were specifically designed to avoid past mishaps. The protections were required by the dozens of Environmental agencies and groups that ultimately gave Broward's project the green light.

Officials of the Segment III municipalities whose beaches are first in line for restoration have been holding their breath for five years as the project experienced delays resulting from the most intense scrutiny in the history of beach preservation projects. Mayor Mara Giuliani of Hollywood and Mayor Joy Cooper of Hallandale Beach are breathing a collective sigh of relief now that the beaches central to the lives and livelihoods of their residents will finally be reincarnated. Along much of their

Continued on page 9



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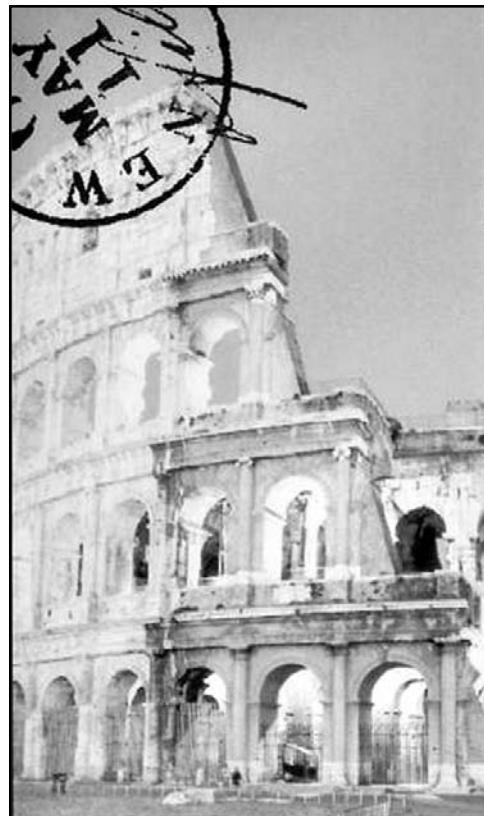
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Teel...Continued

Congressman E. Clay Shaw, Jr. has been most helpful in requesting help from the FAA with noise mitigation at the Fort Lauderdale Executive Airport. The large numbers of people surrounding the facility now sleep a little more peacefully at night. State Representative Elyn Bogdanoff is a strong advocate for us in Tallahassee. I have met with her on several occasions to stress the importance of beach restoration. She is committed to this goal.

If you need help with any issue, please feel free to call my office at (954) 828-5004 or e-mail me at Cteel@fortlauderdale.gov. I wish you health and happiness and look forward to seeing you along the Mile. •

Sand...Continued

neighboring shorelines, the ocean currently slaps against seawalls where some of the nation's finest beaches used to attract millions of visitors. The return of their beaches is a welcome reprieve to these and other beach communities such as Dania. During the hyperactive hurricane season, the tiny remnant of Dania's beach was unceremoniously dumped into an adjacent parking lot. Serendipitously, devastation experienced by beachfront communities during the season's four-hurricane onslaught drew heightened concern from Tallahassee. The prospect of significant property damage and loss of life evolved from heated political "spin" into cold reality. A healthy beach is the only natural protection from serious weather events for coastal neighborhoods. As nightly media coverage of Florida's coastal hurricane damage received national attention, bureaucratic foot dragging in Tallahassee slammed to a halt. Hallandale Beach Mayor Joy Cooper reflected the sentiments of area residents when stating, "All I can do is breathe a big sigh of relief. This puts the beach back in Hallandale Beach."

Broward's remaining critically eroded beaches (Pompano, Lauderdale-by-the-Sea and Fort Lauderdale) have been mandated to await completion of the southern project segment before being eligible for badly needed restoration. The Broward County Department of Environmental Protection and the Army Corps of Engineers agree that the project's ultimate success is contingent on the problem being addressed as a whole. The project is divided into "Segments" that support one another from an engineering standpoint. As each segment contributes to the overall stability of the shoreline, a positive result depends upon the segments being accomplished in concert. There are two reasons for the project's segmentation - one practical and one political. Each step of the actual construction is structurally dependent upon the adequate completion of the previous step. Since construction errors carry an environmental price, scrupulous care and oversight are vested in Great Lakes' contractual responsibilities. The project's progress - the construction timetable, is therefore parsed by these segments.

The political rationale for segmenting the effort is to accommodate a compromise implemented to expedite the project. Despite the overwhelming need for salvaging South Florida's beaches, certain political interests have consistently attempted to delay or derail Broward's beach project long after its acceptance by the mainstream environmental community as safe and "in the national interest." To politically clear the way for starting construction, the State agreed to an 18 month questionably useful "observation period" to assess direct, secondary and

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long-term effects to nearshore hardbottom habitat associated with the project. Based upon the monitoring of these areas in Segment III, FDEP (Florida Department of Environmental Protection) would determine the likelihood for adverse impacts to the similar areas in Segment II (Pompano, Lauderdale-by-the-Sea and Fort Lauderdale), and recommend possible modifications and/or conditions to avoid or minimize impacts. However, the vast majority of gleaned data will be

Continued on page 17

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King...Continued

4 other City Commissioners recommending that they "approve the proposed ordinance amending Chapter 25-100 right-of-way permits..." In Gretsas' memo, he outlines the process in which "permits issued for conversion of landscaped medians into parking areas or travel lanes be approved by the City Engineer, only after review by the City's Property and Right-of-Way Committee (PROW) at a meeting for which the public is given notice and an opportunity to comment." In addition to posting signs identifying the PROW agenda - including the meeting time, place and subject - notices will be mailed to the relevant Homeowner/Business Association and to property owners within 300 feet of the intended alteration. After eliciting public input, the City Commission would be afforded the opportunity to adjudicate the desirability of the project and, if found worthy, issue a permit.

Unlike most stories that reflect a failure of our laws to protect us, this anecdote carries a message of hope. The system failed miserably. The victimized community that lost an irreplaceable asset will receive neither justice, restitution nor an apology. What, then, can be considered "positive" about this municipal molestation? Instead of quietly sweeping this nasty mess under a rug, the City Commission acted to prevent it from happening again. They reacted consistently with the rhetoric supporting their "ballot question" - to prevent our parks from being bargained away as political fodder. New City Manager George Gretsas could have

pleaded "unfamiliarity" with the political food chain. Instead, he worked with the injured community in a sincere but futile effort to undo what was unjustly, yet legally, perpetrated. By enacting this ordinance, they've admitted that the City, not only the community, was victimized. On one side was an angry community that will be slow to forgive city officials for this legal manipulation on their watch. On the other was a cornucopia of political resources that could prove extremely useful on Election Day. Our municipal guardians opted to side with those they've sworn to protect, not with a re-election insurance policy. When our elected officials remind us why we elected them, we all get to share a warm fuzzy feeling. •

**HAPPY
ST.
PATRICK'S
DAY**



King...Continued



The Forman Dynasty

In view of just having passed their "park-protecting" ordinance, the City Commission was placed in the awkward position of explaining this inequity. If an "average" citizen could circumvent the process and use park property (or street medians) for a personal agenda simply by applying for a "permit" to do so, the new ordinance would appear as a useless bit of political fluff. The Poinciana Park Civic Association decided to raise hell about the dangerous precedent. They enlisted the aid of Genia Ellis, president of the Council of Fort Lauderdale Civic Associations. She framed the loophole as, "It tells you that any area in a neighborhood can basically be acquired for private use through a permitting process; the public isn't even queried on it." As neighborhood associations throughout the City became aware of the travesty, their survival instincts led them to offer their support to Poinciana Park. After all, this could just as easily have happened to any one of them!

The City decided to act. Having carefully investigated and properly navigated the loophole, Ham Forman's median transformation was accomplished legally. By using the tactic of securing a simple building permit as authorization for his plan, he avoided the public scrutiny that he would have been subject to had he brought his intentions before the City Commission and the Mayor. When queried about reconsidering his actions, he made it clear that he was not predisposed to returning the median to its original state. "I have no intention of giving up those spaces. I personally have parked in those medians there for 75 years." The writing on the wall read, "Too little, too late". The community would have to acclimate to the asphalt. Walkers and joggers would have to find another route. The battle was lost.

But not so the war! If Poinciana Park would be forced to bear the asphalt scar, it wouldn't be for nothing. The defeated but irate community vowed to prevent this loophole from being used again to injure some other unsuspecting neighborhood. They would plug the loophole. On January 12, 2005, Poinciana Park Civic Association President Karl Gloekner notified the City that they were throwing in the legal towel. However, they requested that an ordinance amending the City Charter's Chapter 25-100 right-of-way permits, "include appropriate wording to ensure input and review of all proper channels, including but not limited to: adjacent property owners, Civic/Homeowner Association, Property and Right-of-Way (PROW), Planning & Zoning, DRC, BOA, Parks & Recreation, Code Compliance and Commission as appropriate."

The next day (January 13th), City Manager George Gretsas sent Memorandum 05-101 to the Mayor and the

Continued on page 14

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Bogdanoff...Continued

condo owners. Additionally, it appeared as if some of the bill's sponsors were using their office to enact a personal agenda. Two lawmakers who hadn't paid maintenance assessments on their condominiums were liened by their respective Associations. GMCA members postulated that they might have found a more appropriate way to exact revenge on their Associations for expecting them to pay their bills. One by one, the legislation's damaging provisions were excised by legislators. In summarizing the "Condo Killer" bills' ultimate fate, Representative Bogdanoff stated, "Fortunately, the provisions of the bill that threatened to confiscate owners' rights or interfere with an Association's daily operations were removed."

Pio Ieraci of Galt Ocean Club affirmed, "The vast majority of Condominium Associations are well run and successfully address their members' needs and objectives. It is built upon the democratic principle of majority rule while protecting the rights of the minority. To replace self-governance for over a million condominium owners with governmental micro-management is unacceptable." Ieraci continued, "If a condo board member OR a State legislator behaves inappropriately, they should be disciplined according to the law. You don't dismantle the entire system or punish every legislator. A substantial part of a condominium unit's value hinges on the stability of the Condo system. Who would buy a home in which maintenance and security could be thwarted spontaneously by any neighbor for any reason?"

When queried about the political motives of the bill's primary sponsor (Miami Representative Julio Robaina), Representative Bogdanoff opined that "Mr. Robaina may have created the legislation in response to a problem local to his district; he incorrectly assumed that his resolution should be universally applied." Mr. Ieraci noted that Mr. Robaina had excluded authoritative input into his legislation, restricting it to a small group of disgruntled condo owners based in St. Augustine. "He hasn't allowed participation by representatives of the 99% of Florida Condominium Associations that operate well," Ieraci exclaimed. Mr. Ieraci referred to the unpublicized "public meetings" held two years ago by Robaina's "Select Committee on Condominium Association Governance" in which any speaker that didn't belong to Robaina's exclusive "insider" group was roundly shouted down by group members with the tacit approval of the Committee. Mr. Ieraci regretted that Robaina's legislation didn't match its promise. Instead of promoting constructive legislation "to empower condo owners" that would have secured universal support, Mr. Robaina decided to cook up a "straw dog" to seemingly harvest media access stimulated by the controversy.

Dott Nicholson-Brown of Regency Tower exclaimed to Ms. Bogdanoff, "I want to emphasize just how important this issue is to us. Last year, hundreds of my neighbors expressed 'bi-partisan opposition' to these arbitrary changes to the Condominium Laws." Ms. Nicholson-Brown explained that, "Both Republican and Democratic

Continued on page 15

JUST SOLD

Information provided by Eastside Properties, 954-565-7644

Twelve more properties were sold in the Galt Ocean Mile Community:

- | | |
|--|--|
| Coral Ridge Towers #1221
(2/2)
\$270,000 - closed 1/17/05 | Playa Del Sol #103
(2/2)
\$380,000 - closed 2/1/05 |
| The Continental #203
(2/2)
\$335,323 - closed 2/1/05 | Coral Ridge Towers N #309
(2/2)
\$255,000 - closed 2/1/05 |
| Fountainhead #8H
(3/3)
\$667,000 - closed 1/31/05 | Edgewater Arms #11B
(1/1)
\$241,000 - closed 1/18/05 |
| Plaza South #14H
(2/2)
\$500,000 - closed 1/14/05 | Ocean Club #708
(2/2)
\$510,000 - closed 2/3/05 |
| Commodore #901
(2/2)
\$420,000 - closed 1/20/05 | Southpoint #509
(2/2)
\$450,000 - closed 2/3/05 |
| Riviera #901
(2/2)
\$485,000 - closed 1/27/05 | Ocean Summit #1102
(2/2)
\$490,000 - closed 1/14/05 |



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Bogdanoff...Continued

"silver lining" to the catastrophic hurricane season. Officials are considering the consequences of the Barrier Island's forced isolation from the mainland. If the bridges that span the intracoastal were disabled or rendered impassible from either a weather-related catastrophe or a terrorist threat, no medical stabilization facility would be available for Barrier Island Residents. Ms. Bogdanoff is investigating the feasibility of utilizing this scenario as the basis for securing the elusive CON necessary for either a hospital or a stand-alone emergency room.

Legalized Gambling – "Slots" for Hot Spots

Ms. Bogdanoff mentioned that the March 8, 2005 elections will contain only one issue pertinent to Fort Lauderdale residents. The Broward County Commission authorized a Special Referendum Election for the purpose of determining whether slot machines shall be authorized at existing licensed pari-mutuel facilities located within Broward County as provided in Article X, Section 19, of the Florida Constitution. Dania Jai-Alai, Gulfstream Park in Hallandale Beach, Pompano Park Harness Racing in Pompano Beach, and the Hollywood Greyhound Race Track in Hallandale Beach - should they choose to participate - will each pay Broward County \$625,000 by September 30, 2005. The agreement also stipulates that each pari-mutuel facility shall make a monthly payment to Broward County in the amount of 1.5 percent of the gross slot revenue generated by each and every slot machine to defray the cost of local government impacts and expenses incurred as a result of the development and operation of slot machines. In case the gross slot revenue exceeds \$250,000,000, the percentage

paid to Broward County will increase to 2 percent. Ms. Bogdanoff explained that while the tax revenues must supplement public education statewide, no formula currently exists to guide distribution. While she feels that the issue is a matter of personal preference, Ms. Bogdanoff is concerned that because no Fort Lauderdale races or issues are to be decided in the March 8th election, municipal turnout will be marginal - as will our input!

New Threat to Self-Governance

Advisory Board members exhibited serious concerns about another threatened legislative attempt to dismantle the condominium system and disenfranchise condo owners. In last year's legislative session, a bill "spun" by sponsors as "empowering to condo owners" was offered in both the House and Senate. When the actual text was examined by condo owners across Florida, an ocean of protest hit the State Capitol. The "Condo Killer" legislation threatened to disenfranchise hundreds of thousands of owners, creating a structure in which a single disgruntled resident could bring all daily condominium operations to a halt and effectively disembowel the entire condominium system. Self-Governance would have been functionally replaced by a new Tallahassee-run bureaucracy. After reading the contradictory and unconstitutional mass abrogation of rights in the bill text, the bill's Senate sponsor, Evelyn Lynn, withdrew and had to be replaced. Thousands of angry condo owners across the state bitterly complained to their Senators, Representatives and the Governor. Apparently, the only input collected by the bill's sponsors was anecdotal evidence from a group of disgruntled

Continued on page 12

Bogdanoff...Continued

Party leaders contacted the Governor, Broward Senators and Statehouse Representatives to overturn these destructive provisions." GMCA President Robert Rozema concurred with Ms. Nicholson-Brown's assessment. Several other Advisory Board members identified with her experience, confirming that large numbers of normally passive residents contacted State officials in angry opposition to this attempted infringement of their rights.


Ms. Bogdanoff assured the assemblage that she would remain vigilant, promising to "fight for her constituents' right to self-governance" should they again be threatened by governmental micro-management of their homes. She also asserted that Tallahassee would likely be too preoccupied with serious problems resulting from the catastrophic hurricane season to dwell on questionable political agendas such as the "Condo Killer" bills. By way of example, she stated that "measures for streamlining statutory provisions for Condominiums to effectively operate under emergency conditions" are being reviewed, such as "when Board members are scattered and resources for emergency repairs have to be secured and disbursed." According to Co-Chair William Sklar of the Governor's Homeowner Association Task Force, The Florida Bar's Real Property and Condo Committee intends to propose these important legislative measures during a scheduled February meeting in Tallahassee.

Invitation to Greater Community Participation

Representative Bogdanoff invited greater participation by constituents in the legislative process. "Because you are often aware of events before we are in Tallahassee, it would be very useful if we could communicate during the course of the session. Last year, with the help of constituents back home - some of you - I was able to address important issues as they emerged. I am accessible during the entire legislative session." She elaborated, "This is particularly true during the final weeks of the session; situations change quickly and you often learn of these changes before we do. My laptop was always on as the session drew to a conclusion last year." This is a reasonable request. Our laptops were also on. They will also be on during the upcoming session. It is always comforting to know that someone in Tallahassee is listening.

For the 2005 legislative session, Representative Bogdanoff has been appointed to five new Councils/Committee memberships in the Florida House of Representatives. She is the Chair of the Joint Administrative Procedures Committee and the Vice Chair of the State Administration Council. She serves on the Commerce Council. She is also a member of the Ethics & Elections Committee as well as the Transportation & Economic Development Appropriations Committee. Not bad for the second year of her first term! I can personally attest to our Representative's claimed "accessibility". During the final days of last year's legislative slugfest, I alerted her to our concerns about quickly morphing legislation. She kept me continuously updated while she was "networking" on the House floor. Questions were generally answered within an hour or two, often late into the evening. Despite her "rookie" status last year, Representative Bogdanoff clearly demonstrated that she knows how to assess developments, form alliances and, when indicated, roll up her sleeves and take care of business!

Additional information about District 91 Representative Bogdanoff is available at www.galtmile.com. Legislative activities are posted on the Tallahassee page under the "Issues" section and detailed contact info is posted on the "Report Card". Representative Bogdanoff's District Office is located at 908 South Andrews Avenue, Fort Lauderdale, Florida 33316-1036. She can be reached at (954) 762-3757 or ellyn.bogdanoff@myfloridahouse.gov.



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Bogdanoff...Continued

Shore Preservation – Beach Renourishment

Presidents Council and Broward Beach Coalition Chair Pio Ieraci acknowledged that bids for the beach renourishment were currently being elicited by Broward County in a process that would give rise to selecting a contractor. Once chosen, the winning bidder will commence the Segment II (Hollywood) part of the project. Representative Bogdanoff explained that the severe hurricane season has significantly reordered many of Tallahassee's priorities. Over the past five years, procrastination by State officials has slowed beach renourishment progress to a crawl. The severe tidal erosion suffered by Florida beaches during the 4-event hurricane season served to alert Tallahassee to the dangers inherent to the unprotected shoreline. The immediacy of the threat to life and property has heightened the State's concern, serendipitously encouraging officials to "pick up" the heretofore dilatory project pace.

Fire Safety – The "Sprinkler Statute"

The reshaping of current fire safety statutes underwent some minor impacts last session. Two bills that ease the way for Associations to "opt out" of a full sprinkler retrofit were signed into law. Ms. Bogdanoff noted that newer, technologically superior "smart systems" are gaining credibility as preferable alternatives to the extremely expensive and questionably useful installation of sprinklers into apartment foyers (as mandated in the original legislation). However, in view of the substantial stakes on the table for the Plumbers and Pipe Fitters Union and the National Fire Sprinkler Association, she expects the controversy to continue for several years.

Insurance Changes – The Double Deductible Dilemma

Representative Bogdanoff discussed the insurance ramifications of a Legislative special session convened on December 13, 2004 by Governor Bush to contend with emergency issues triggered by weather-related disasters. Florida's Chief Financial Officer Tom Gallagher engineered a law passed during the special session that provides reimbursement to policyholders of residential property insurance for multiple deductibles applied by insurers for two or more hurricanes. Condominium Associations are eligible for reimbursements of up to \$3000/unit. The statute also provides that insurers restrict their future policies to a single annual deductible. In turn, carriers made clear their intentions to apply substantial premium hikes to affected policies. Ms. Bogdanoff explained that negotiations are underway to present Associations with a choice. Essentially, an Association will be able to opt for either a higher premium with a single annual deductible or multiple deductibles with a lower premium expense.

Barrier Island Emergency Room

When the Cleveland Clinic abandoned their previous North Ocean Boulevard location, it left the Barrier Island without a hospital and, more specifically, an emergency room. Despite the continuous efforts of politicians, civic leaders and various local health care organizations, attempts to replace the "Certificate of Need" (CON) required to authorize another hospital have come up empty. Representative Bogdanoff alluded to what may be another

Continued on page 10

Sand ...Continued

obvious within several months of Segment III's completion. Many environmentalists feel that while a monitoring period will protect project integrity, an 18 month long delay is excessive. Pompano and Fort Lauderdale officials and civic leaders are concerned that the "monitoring period" could evolve into a political football, affording project opponents the opportunity to again burden the beach renourishment with dangerous and expensive delays (so far – original \$26 million jumped to \$41 million for Segment III, \$30 million ballooned to \$58 million for the overall project). Broward Beach Coalition Chair Pio Ieraci exhorted, "While the political interests that delayed the project for years have publicly exclaimed that they now favor saving the area's beaches, we need to be vigilant in preventing the same scare tactics that added millions to project costs." Ieraci continued, "Fort Lauderdale and Pompano are dependent on their beaches for survival. There's too much at stake to permit a repeat of politically motivated irresponsible and dangerous delays." We agree!



Oresund Fixed Link

For additional information about the Broward County Shore Preservation Project, go to the Galt Mile Community Association web site (www.galtmile.com) and click on "Issues" on the horizontal navigation bar. Scroll down to "Shore Protection" and click to access the complete history of the Project. •

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A King's Loophole Gets PLUGGED

Eric Berkowitz

The King's Loophole - a bedtime story. Once upon a time during the summer of '04, a very powerful figure in the County of Broward decided that he wanted a parking lot across the street from an establishment with which he had an affiliation. This County Icon served on the Board of Directors of an exclusive private Charter School called the Charter School of Excellence. Down the block from his Charter School was his Church, the First Christian Church of Fort Lauderdale at 201 SE 13th Street. The School and the Church were nestled in a beautiful residential boulevard with a park-like median separating the alternating lanes of traffic. Community residents took long walks along the grassy median. It set the tone for the neighborhood. Unfortunately, the powerful man decided that he would prefer a parking lot for easy access to his School and his Church. Despite the "No Parking" signs, the influential man illegally parked on the median for years. He unabashedly demolished the wooden barriers that the City foolishly emplaced to deter parking on the grass. In fact, at a September 20th Planning and Right-of-Way Committee meeting, he announced, "The first time (the city) put some in front of the church, I went out and got a sledgehammer and knocked 'em down." Having wearied of destroying City property while parking his car, he built the lot ...on the grassy median... that the City owned.



Coincidentally, the City was promoting the passage of a new ordinance. This ordinance said that City-owned Park land couldn't be bartered without the unanimous consent of the City Commission. Giving every Commissioner a veto over the injudicious use of valuable green space would protect the precious dwindling naturalscape. In fact, a special referendum in the form of a ballot question posed to the City's electorate confirmed that 74.59% of the City's residents wanted the City Commission to have this power; they agreed that no one should be able to capriciously adulterate their green space.

When this influential man's Poinciana Park neighbors saw that their median was gone - replaced by a parking lot - they went to City Hall and complained, "Someone covered our grassy median with asphalt!" On October 17th, they told the Mayor and the City Commission, "We don't want the parking lot; we want our park-like median back." City officials said, "BedeBEEP bedeBOP bedeBOOP... we didn't know blah blah...!" But...there it stayed...hard, black and sticky.

Octogenarian Hamilton Forman once owned most of Davie. During a long and prosperous career, he fostered the development of West Broward, engineered the growth of the North Broward Hospital District, helped finance the Nova Educational Complex (which was built on his land) and shaped the original Broward County Charter. A classic powerbroker, Forman's influence was more than adequate to blacktop the median occupying the place he wanted to park... even if it did belong to the public. His rationale was simple, "I regard my ability to park there as kind of a constitutional right."

Continued on page 11

C.A. Day Planned for March 30th

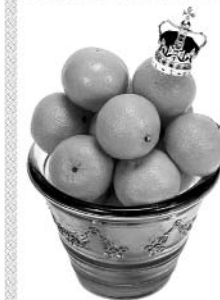
The Galt Mile Community Association will be participating in a Community Association Day up in Tallahassee on March 30, 2005. We've planned meetings with key legislators to afford YOU an opportunity to voice your concerns and objectives to your public-policy makers. Despite all the media hype regarding out-of-control boards and reckless communities, this will be an opportunity for the usually silent majority to give another view of life within community associations to your legislators as they contemplate even more radical proposals impacting community associations this year.

A spectrum of Galt Mile issues need to be addressed. The hurricane season heightened the critical need for Beach Renourishment. Legislation requiring the expensive retrofitting of sprinkler systems into our buildings needs to be modified. In addition, condominiums devastated by storm damage were surprised to find their hands tied when they attempted to effect emergency repairs. The 4-hurricane wake-up call alerted authorities to the critical need to enact statutory guidance for Associations trying to survive disasters.

The Galt Mile Community Association carefully monitors proposals deemed detrimental to the maintenance, operation or administration of community associations and the rights of condo owners. Unfortunately, some of the legislation injurious to condominium owners mollified last year has resurfaced. New attempts to disenfranchise condo owners and inhibit their right to self-governance are being offered by a group of disgruntled owners. They intend to saddle Associations with proposals that interfere with their ability to consistently and effectively collect assessments necessary to fund essential community services. They demand that full reserves be collected despite the will of the majority of owners. They also propose to create several "classes" of owner; with differing rights depending upon when they bought their home or how much time they occupy their units annually.

Tallahassee operates under an adversarial set of rules and constraints. If a legislative offering is uncontested, despite its inherent absurdity, its momentum could carry it through to enactment. Should it encounter enough obstacles, it will fail. It is our responsibility to bring perspective to many of these radical proposals and inform our elected officials about our concerns with them. Accomplishing this after the damage is done is not an option. We will join with condo owners from across the state to guarantee that our representatives base any legislation on the real issues affecting condos, not the political agenda of a small but vocal group. We are asking for your personal participation to insure that our state legislators - Senators and Representatives - understand the gravity of our concerns and the depth of our conviction. Please join us in this important effort. **It is critical that lawmakers know what you want BEFORE they enact damaging legislation in YOUR NAME.** Last year, similar damaging efforts were defeated because of the state-wide outcry against their implementation. Their proponents have opted for a second bite at the apple. **We will most effectively refute their misrepresentations by speaking for ourselves... personally... in Tallahassee!** For additional information, call Donna Berger at 1-800-432-7712 or email her at Dberger@becker-poliakoff.com

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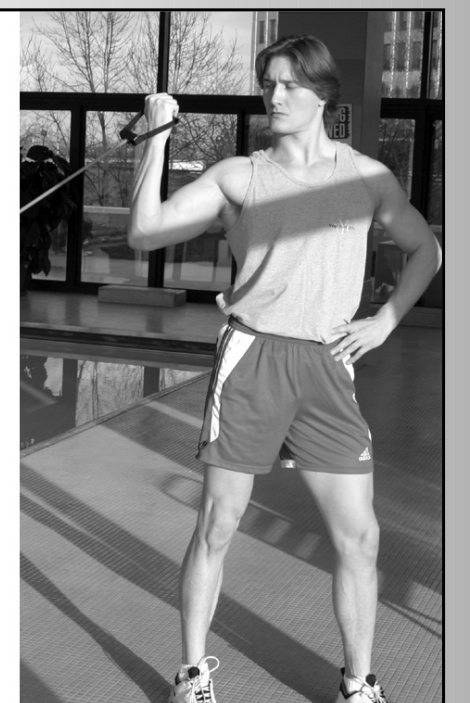
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UPDATE:



Article by Eric Berkowitz

Rep Ellyn Setnor Bogdanoff

Impending 2005 Legislative Session –
Term 1, Year 2

Ellyn Setnor Bogdanoff, the Galt Mile's Representative in the Florida Statehouse, addressed the January 20th meeting of the Galt Mile Community Association Advisory Board at Nick's Italian Restaurant. The second year Fort Lauderdale attorney discussed an assortment of issues that impact all District 91 residents. She touched on shore preservation, fire safety statutes, insurance changes, a Barrier Island emergency room, legalized gambling and issues brought into focus by the vicious hurricane season. In response to concerns expressed by Advisory Board members, Representative Bogdanoff also addressed the prospect of a new round of legislation devastating to condo owners resurfacing in the upcoming legislative session.

Ms. Bogdanoff squeaked by with a paper thin margin last January 6th in a hotly contested interim election for former Representative Connie Mack IV's vacated House seat. She defeated a field of six contenders, including the well-known former Mayor of Lauderdale-by-the-Sea, Oliver Parker, to secure the District 91 Statehouse seat in her third attempt at elected office. A few days after her victory, she found herself in Tallahassee during what developed into the most contentious session in recent years for a large portion of her constituency... condominium owners. Without the benefit of an acclimation period, the 45 year-old Republican adapted to her Tallahassee environs "on the fly". Given a full complement of major Committee appointments by former House Speaker Johnnie Byrd (including Appropriations, Commerce, Judiciary, Insurance and Procedures), the rookie lawmaker quickly networked the State Capital while establishing new lines of communication with her Fort Lauderdale constituency. When she last addressed the Advisory Board on May 20, 2004 (within weeks of completing her first legislative session), she recommended organizing a legislative "wish list" in preparation for the following year's (2005) challenges. During a December 4th meeting with GMCA officials and residents Robert Rozema, Pio leraci and Eric Berkowitz, Ms. Bogdanoff reviewed Galt Mile community objectives and obstacles; offering to expand upon them for the benefit of the Association's more fully representative Advisory Board.

Continued on page 8

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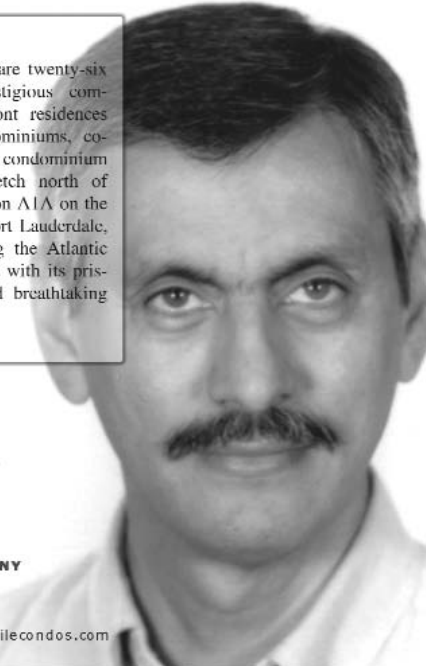
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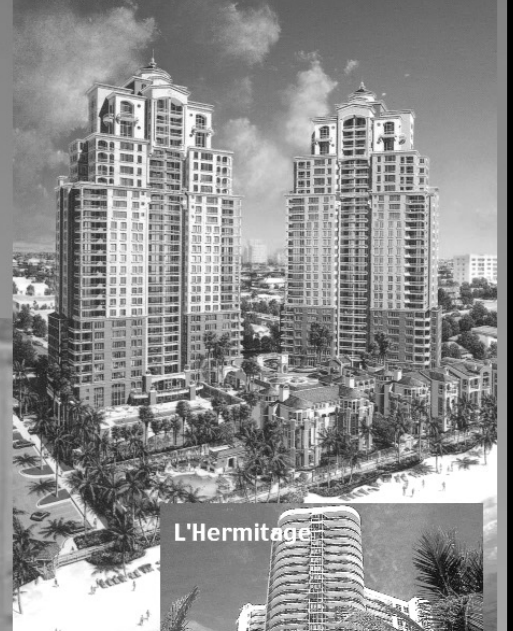
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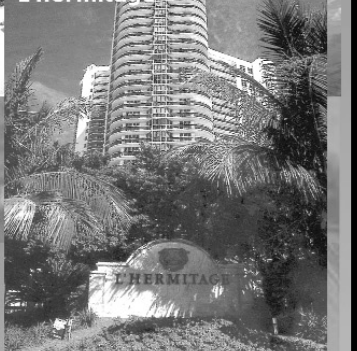
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