

# Island Times

Bouchelle Island

## A Note from the CSA President

February 1, 2020  
Volume 2, Issue 1

Hard to believe that six months has passed since our last Newsletter, but here we are February, 2020. First, I want to welcome the new residents to our community and hope you are enjoying all we have to offer. In addition to the beauty of the island we're located on the Intracoastal Waterway, about one mile or less from a drive-on beach and we can take advantage of all that the city of New Smyrna Beach has to offer. I believe this is truly paradise.

### IRRIGATION:

In our first Newsletter, I briefly mentioned the Bouchelle irrigation system and the effort your CSA Board was making to keep cost down due to a NSB PUC water issue. We "had" to change over from reclaimed to palatable water. What's the big deal? How about an estimated additional \$62,000 in out irrigation cost per year! Why so high? That translates into an estimated 28,000,000 gallons of reclaimed water we were using a year.

Please continue reading on page 3 for the solution!



By: Walter Franek,  
CSA President

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## Declaration Amendment

By now, every Bouchelle Island Condo Owner would have received, either by email or "snail mail", a notification and explanation of a proposed change to the CSA Declaration. This amendment was recommended and written by the law firm that handles the collection of our delinquent accounts.

The change enhances the ability to seek and obtain payment from those owners who fail to pay their fees. Unfortunately, uncollected fees are ultimately paid by the other Owners and we would like to minimize that occurrence. The amendment also brings our Declaration into conformance with current Florida state statutes on this subject.

Debbie Kreinest and I will be moderating two Q&A sessions to explain the need and attempt to answer any questions Owners may have about this change. Those two sessions will both be held in the Clubhouse at 10 AM on February 6<sup>th</sup> & 8<sup>th</sup>.

By: John Hankins  
Director

## Landscaping Bouchelle is challenging on many levels...

Our goal is great curb appeal – a park like setting to welcome returning snowbirds and inviting residents to enjoy a managed coastal landscape. Achieving these goals is not without its challenges. The islands 55 acres nets to about 25 acres of landscape including several types of turf grass, assorted plant material, palms, native and non-native tree species.

Irrigation of our landscape has been particularly challenging, the loss of reclaimed water and search for alternative sources is an ongoing team effort. Currently we are using shallow water wells as our primary source supplemented by potable water when necessary.

Since we believe the source of irrigation has been stabilized, it's time to prioritize the replacement of old aging plant material. The plan or strategy will include identifying trees and plants tailored to fit the area "right plant, right place".

Reviewing the area that face Bouchelle Drive Loop between entrances is our priority followed by inspecting building entrances. We'll need help and suggestions as we move forward. If you have any specific issue, please submit a work order.



By: Mike Stubbs,  
Board Member

## Boardwalk & Finger Pier Submerged Land Lease Status

CSA has successfully submitted an application to the Florida Department of Environmental Protection (FDEP) for a State Sovereign Submerged Land Lease (Lease). When approved, this Lease will grant permission to use the state owned submerged lands we currently use for our existing waterfront structures such as the boardwalk, fishing pier, boat slip finger piers, etc. The Lease will effectively extend our currently expired permit for another 10 years. FDEP has an internal requirement to complete application reviews within 30 days and, therefore, we anticipate FDEP feedback by mid-February or earlier.

Once the Lease has received full approval, CSA is planning an extensive waterfront structure renovation project. We apologize for the sluggish pace of progress in this matter



By: Glen Molnar  
Board VP

## Office Corner

The CSA Annual Meeting will be March 14, 2020, at 10:00 AM. We have 4 positions open for the Board of Directors. There is still time to submit your resume and application to the CSA Office. The deadline is February 7, 2020.

One topic that is continuously brought to our attention in the Office is the Mangrove Trimming. The trimming is currently scheduled for the end of February/beginning of March. The year of 2020 may just be the year for 2 cuts to be completed.



By: Debbie Kreinest,  
CSA Manager

## Mangrove Notes

By: Mike Stubbs,  
Board Member

Recent inspection and measurement of our mangroves have shown unseasonable growth. We have been working with our state certified consultant to schedule a full trim probably late February or early March. An early spring cut will allow a second trim in the fall enabling us to better manage the growth while meeting state requirements. Scheduling is weather dependent (severe cold/frost) and requires Department of Environmental Protection permits. This work must be permitted and carried out by licensed professionals.

Some of you may have read in the News Journal Tuesday the 21<sup>st</sup> with an article describing a local community illegal cutting of mangroves. Ashley Gardener spokesperson for DEP said the details of the penalties, as well as the restoration plan, are still being evaluated. But, according to the Mangrove Act, for every illegally altered mangrove tree, Volusia County can impose up to \$250 in fines. The illegal cutting of approximately 500 mangroves in the community amounts to \$125,000 fine for parties which will include the property owner, landscape company and homeowner's association.

It is for this reason that we depend on our licensed professionals to keep us from getting into a similar situation.

## Maintenance

Those of you that frequent the boatyard probably realize that something needs to be done regarding surfacing around the boat dry storage and driveway. Over a period of time the gravel and ground have washed out. As our time permits, we will be doing an upgrade in the whole dry storage area.

A number of residents have apparently abandoned their kayaks and paddle boards on our racks in the boatyard. Notices have been placed on the respective vessels for owners to check in at the office and pay their fees if they wish to continue renting the space or we will be removing the kayaks and over time removing them from the property.

By: John Clapp – Dockmaster

We plan on repairing the boardwalk in the vicinity of Buildings 458 & 460. Once that is completed we will be working on the boardwalk in the vicinity of 449.

There seems to be some concern regarding abandoned bikes. We rely on the various associations to request removal of bikes in unserviceable condition. Once removed, the bikes will be stored behind the maintenance shed for about 2 weeks and if not claimed they will be removed from the property.

By: Steve Bailey – Maintenance

## Page 1 Continued – President Note

After we got over the shocker of the additional cost and obvious waste, we went to work repairing leaky pipes, defective valves, faulty rain sensors, etc. As of this writing we installed two shallow irrigation wells that service about 80% of the island, conserve our water by limiting irrigation to two evening per week and occasionally shut down the system during periods of heavy rain.

After all our conservation efforts a quick guestimate tells me we used an estimated 8,000,000 gallons on irrigation at a cost of approximately \$19,000 for the year of 2019. Absolutely remarkable. Many thanks to Sikorski irrigation Systems, our dedicated Bouchelle staff and you residents who put up with occasional inconvenience. We are continuing our efforts and hope to do even better this year!

By: Walter Franek,  
CSA President

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Bouchelle CSA

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Bouchelle.org

## Security

With being in such an accessible community to the outside we do tend to have unwelcomed people coming onto our property. With the help of our fantastic security guards and NSBPD we make Bouchelle Island as safe as can possibly be! With your help, we can make it better!! Please always remember to lock your car doors before you head inside! **LOCK IT OR LOSE IT!** If you have any concerns about suspicious activity please call security at (386) 402-0923 or NSBPD at (386) 424-2220.



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## Pet Policy

Thank you to all for your patience with the reorganization of the boatyard/slips. Now that we have that almost complete, I want to bring up another issue that has been brought to our attention in the office on multiple occasions. The Rules & Regulations of the CSA state that there is no more than 1 dog allowed at no more than 20 pounds per unit.

If you have not registered your animal in the CSA Office, please do so. It is important that we have all information on file.

Now, as you bring your animal to the vet to update any shot records please remember to

bring in the updated records for our files as well.

Please take the time to review all of our Rules & Regulations if you have not.

If anyone has any questions or concerns or just want an update on any projects around the island, please do not hesitate to give us a call or stop on by! Also, if you would like your voice to be heard on any of the situations concerning the CSA feel free to stop at our board meetings held the second Thursday of every month at 10AM in the clubhouse.



By: Lyndsey Garvilla,  
Administrative  
Assistant