

SHORE LINES

DANA SHORES PELICAN ISLAND

JUNE 2017



TAYLOR MORRISON: A POTENTIAL NEW NEIGHBOR

Friends and neighbors assembled at Rocky Point Golf Course in late April to learn more about Taylor Morrison, the homebuilder working to purchase and

redevelop the Shriners / A La Carte property. Much of the meeting was devoted to the what and the when:

What: Planning 16 – 24 single-family residential homes along the waterfront. Cost per home likely to exceed \$1M.

Planning 40 – 60 three-story townhomes (with the garage under) on the remainder of the property. Cost likely to fall between \$400 - \$500 per unit.

When: Purchase agreement expected to close August 2017 with a leaseback to the Shriners through year-end. This would allow the Shriners some time to move their operation and to run A La Carte through December 2017.

Assuming no hiccups, demolition would start in early 2018, followed by land development and building of the models by year-end. Build-out would be an estimated 18- to 24-month process.

We believe the character of this development, as well as its limited density (compared to a potential apartment complex), are important positives. The civic association is also working with Taylor Morrison on some other ways to promote alignment. More information will be available in the July newsletter.

MARK YOUR CALENDARS

The DSWC is currently planning for several events in the coming months. On **Friday, August 18**, we will host a **New Neighbor Happy Hour** at the Rocky Point Golf Course. Families are welcome.



On **Saturday, September 9**, the DSWC will host our **annual ladies-only "Tea & Mimosa Luncheon"** at the home of Kim Hajaistron. This is always a fun event and a great way to meet new neighbors and see old friends. Details for both events to follow in upcoming *Shore Lines*.

Hi, What's up?

June 2 - Spring into Summer TGIF

July 17 - Neighborhood Conference

August 18 - New Neighbor Happy Hour (more information coming soon)

September 9 - DSWC Annual Tea (and Mimosa) Brunch

October 15 - Family Fun Day and Food Truck Rally

DSWC PHILANTHROPY HELPING OTHERS IN TAMPA

Every spring, the Dana Shores Women's Club (DSWC) places a bin in the lobby of the Rocky Point Golf Course to collect non-perishable food items for Metropolitan Ministries. This year our Benevolent and Sunshine chairwomen, Pay Bailey and Mary Chiricos, collected and delivered approximately 50 pounds of food the week before Easter. Thanks to all who contributed food to this annual philanthropy project.

Money raised by charity events, such as the Holiday Boutique and TGIF parties, allow us to make select donations during the year. In honor of Memorial Day, the DSWC made a donation to **Quantum Leap Farm** in Odessa, a non-profit organization that provides horse therapy to active military and veterans who are dealing with combat post-traumatic stress, mild traumatic brain injury, chronic pain, and military sexual trauma. If you have a charity that is near and dear to your heart that you would like to propose for a DSWC philanthropic contribution, please contact Pat Bailey, benevolent chair, at 813/886-5758.

Dana Shores Women's Club (DSWC)

President:	Julie Bowers	389-2847
Vice President:	OPEN	
Treasurer:	Tina Mawn	884-5132
Recording Secretary:	Kim Hajastron	882-0651
Corresponding Secretary:	VeeAnn Mahdieh	889-0445
Past President	Marynell Palmer	886-3193
Newsletter:	VeeAnn Mahdieh	889-0445
Newsletter Advertising:	IKare Publishing	991-7843
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Benevolent:	Pat Bailey	886-5758
Chaplain:	OPEN	OPEN
Membership Contact:	Kim Hajastron	882-0651
Garden/ Entries:	Anne Tate	493-9980
Historian:	Debbie Trujillo	966-2520
Hospitality:	OPEN	
Directory:	Amy Veith	887-5868
Holiday Boutique:	Jeffy Beaver	885-3300
Sunshine:	Mary Chiricos	886-3849
Street Rep. Coordinator:	Julie Bowers	389-2847
Welcoming Committee:	Sabrina Martin	886-5758

Dana Shores Civic Association (DSCA)

President:	Allison Roberts
Vice President :	Danny Anseeuw & Holly Simmons
Treasurer:	Craig Kubiak
Communication Director/Secty:	Rob Snyders
Pelican Island Liaison:	Gail Fabrega, Jacque Reina, Middy Veal

Dana Shores Street Representatives

Americana	Greg Dorion, Toni Jabaay
Dana Shores Drive	Ooneen McGettigan, Rita Munaker, Holly Simmons
Doral Drive	Callie Almond, Susan Huston, Amy Veith, Maria Petterson
Eden Roc East	Chantel & Brian Heitler, Karin Miller
Eden Roc West	Julie & Jim Bowers
Fontainebleau Drive	Pat Bailey, Mary Chiricos, Rita Munaker
Pelican Island	Debbie Trujillo
Versailles Drive	Jonathan Kaplan, Tiki Kirk, Tina Mawn
Venetian Way	Pamela Adkins, Ginger Wayne

Neighborhood Watch	Cheri Bett	887-4939
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Florida Statute 515: Residential Swimming Pool Safety Act



We hope the following excerpts help inform and protect our residents. To read the act in its entirety, please Google Florida Statute 515.

515.27 Residential swimming pool safety feature options; penalties.—*(Please refer online for this section.)*

515.29 Residential swimming pool barrier requirements.—

(1) A residential swimming pool barrier must have all of the following characteristics:

- (a) The barrier must be at least 4 feet high on the outside.
- (b) The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier.
- (c) The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section.
- (d) The barrier must be placed sufficiently away from the water's edge to prevent a young child or medically frail elderly person who may have managed to penetrate the barrier from immediately falling into the water.

(2) The structure of an aboveground swimming pool may be used as its barrier or the barrier for such a pool may be mounted on top of its structure; however, such structure or separately mounted barrier must meet all barrier requirements of this section. In addition, any ladder or steps that are the means of access to an aboveground pool must be capable of being secured, locked, or removed to prevent access or must be surrounded by a barrier that meets the requirements of this section.

(3) Gates that provide access to swimming pools must open outward away from the pool and be self-closing and equipped with a self-latching locking device, the release mechanism of which must be located on the pool side of the gate and so placed that it cannot be reached by a young child over the top or through any opening or gap.

(4) A wall of a dwelling may serve as part of the barrier if it does not contain any door or window that opens to provide access to the swimming pool.

(5) A barrier may not be located in a way that allows any permanent structure, equipment, or similar object to be used for climbing the barrier.

A GROWING EPIDEMIC: YOUNG CHILDREN STEALING CARS



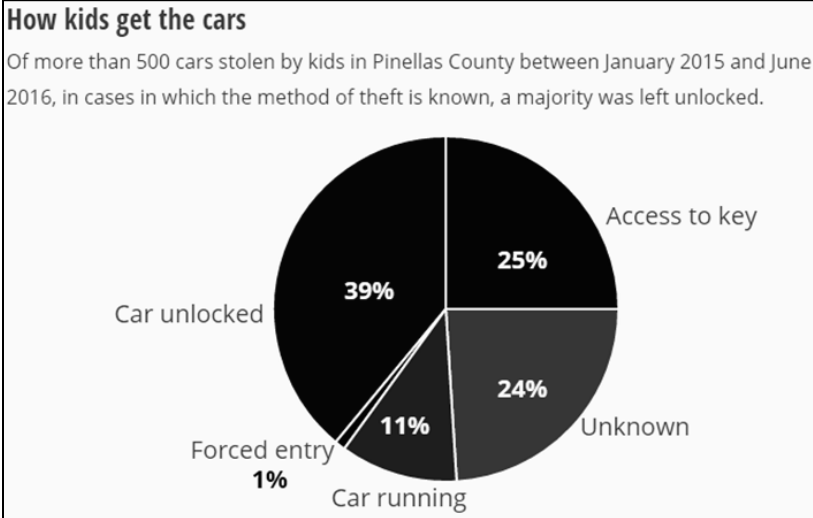
Each month, we're asking residents to act on one important tip that can help our neighborhood achieve a crime-free vision. This month's tip can do more than protect your car. It can save lives.

Every four days, a kid crashes (not steals, but crashes) a stolen car in Pinellas County, the Tampa Bay Times reported in their piece

"Hot Wheels" published recently on April 26. The journalists uncovered some alarming facts about *car-hopping* -- when kids walk the neighborhood streets and parking lots, testing door handles until they find an unlocked car with a key inside. The goal? Drive fast and show off.

As young as 10 years old and as light as 50 pounds, some of these children are not even tall enough to ride some of the rollercoasters at Busch Gardens. Yet they are stealing vehicles with reckless abandon, running lights and barreling down roadways at +100 MPH (and often in the wrong direction) while holding up their phones to record videos as proof for their friends. They call it "doing the dash."

In 2015, Pinellas police made 499 felony arrests for juvenile auto theft, more than any other Florida county going back 8 years and more than the most populous counties in the US, including LA. Reports found a stunning number of people leave their vehicles



unlocked, often with spare keys in their cup holders, console, under the seats, or (often unknowingly) taped inside their vehicle's manual. Of the 529 juvenile auto theft cases the Times reviewed, only 1% showed forced entry whereas 75% of thefts were due to unlocked cars, access to keys, and cars left running.

Why do kids keep doing this? Low risk... Florida law treats juvenile auto theft as a property crime, no different from stealing a \$300 phone. When caught, kids often spend only a few hours in detention and get back on the streets to keep it up. In an age where many kids are defined by their Instagram, Facebook, and SnapChat feeds and how many likes they get, young thieves brag, share tips, and arrange rides for their friends. Teens are shooting off the guns they find in unlocked cars, taunting and endangering police. Others move on to violent carjacking after becoming numb to the slaps on the wrist. Some die. Some kill others.

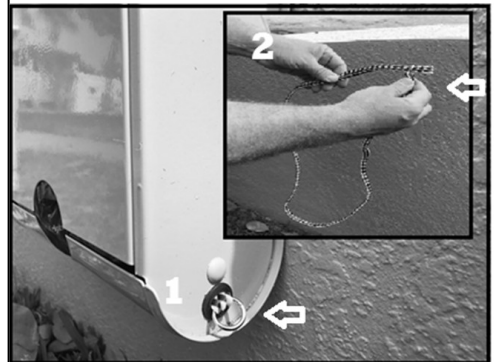
Does this directly affect us? It might surprise folks to know that our December car thefts were tied directly to groups/gangs from St. Petersburg. They came across the bridge and hit a wide number of neighborhoods throughout Hillsborough County. Although their age is unknown to us, we also have many juveniles who live in and around Dana Shores who could succumb to the same temptation.

What can we do? Please park cars in garages with the garage door shut. If you don't have enough room to accommodate all your vehicles, lock your car doors every time you leave your vehicle unattended. Check your glove box and other compartments for any spare keys and remove them along with any weapons from your vehicle. To learn more, Google *Hot Wheels Investigation*. It's both a horrifying and fascinating read.

TO HELP CATCH A STRAY DOG: COLLARS/LEASHES ON HAND

We know many folks try to catch loose pets when they find them on the street but don't always have the right equipment with them to do so. Together, we're taking steps to address this.

If you take frequent walks and would like to carry a slip collar/leash in your pocket (they roll up tightly), let us know at info@danashores.com. Elsie Fewer (Versailles Drive) recently took up a small collection and purchased collars/leashes, like the ones used as vet offices, for our neighborhood.



We've also discretely added leashes to the doggie-bag dispensers (located on the back side of one wall at each street's entryway). If you need to use the leash at the end of a street, follow these three steps:

1. Remove the leash from the box by pulling on the ring.
2. Run the end of the line through the ring to create a loop (collar).
3. Contact us at info@danashores.com, letting us know the leash needs to be replaced. (We will need to unlock the box to replace the leash.)



Thank you, Elsie for your leadership and support! Special thanks also to Rita Munaker, Fontainebleau Drive, for volunteering to help us keep the dispensers full. If you find one empty, please let us know at info@danashores.com

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SPECIAL THANKS TO OUR VOLUNTEERS

Together, we continue to work diligently each month to make improvements to our area. It's a mission we could never achieve without the help of many great volunteers and residents. This month, we would like to acknowledge the following twenty-five individuals for their collective efforts:

- **Volunteers who are watering in the palms near Pelican Island.** Due to their size and lack of rain, the palms require daily watering for up to 6 months. The following folks have been helping:
 - Lisa Welch (Americana Drive)
 - Phil Williams as well as Jackie and Neal Scott (DanaShores Drive)
 - Paul Finocchiaro and Middy Veal (Pelican Island)
 - Bob Wolf and Julie Bowers (West Eden Roc Circle)

Please take a moment to thank these folks for their diligence in helping to ensure the palms' survival. If you'd be willing to help (and give some members of this team a rest), please let us know at info@danashores.com

- **Homeowners donating water at the entryways.** When the DSWC and DSCA worked on replanting the entryways, we looked for plants that fit as many criteria as possible: remain small, provide color, resist disease, and handle a variety of conditions (shade and sun, drought and flood, heat and cold, and salinity). Still, under dry conditions they need a little help.

That's where our wonderful homeowners at each entryway are helping!

David, Heather, and Yvonne Curtas
(Americana Drive)

Larry Lucas, Kiet Ngo, Bob Wolf, Anne Tate a and Ken Clark (Eden Roc Circles East & West)

Matt and Lauren Lefeber and Mary

Will Thomas (Fontainebleau Drive)

Phil and Victoria Williams as well as Cindy and Robert Grant (Venetian Way)

Mike and Sybille Baker as well as Holly and Jo Simmons (Versailles Drive)

These neighbors have all either allowed us to tap directly into their sprinkler system or have been hand watering for us. **Bob and Linda Hales** have also worked with us to extend the green lawn to the west of the main entryway at Doral.



Special thanks to all of you for helping us build and keep such a beautiful area.

Liability vs. Responsibility for Waterfront Homes

Contributed by Margaret Bowles PA

We recently had a pet-related tragedy where a much-beloved pet (Homie) wandered away and fell into the canal and drowned. It was a painful incident for everyone involved.

After this incident, a few of us discussed what we could do as a neighborhood to heighten awareness of and prevent this very real risk. As an attorney with extreme sensitivity to lawsuits, I wondered to what extent we are liable for pets and people who wander onto our property and fall into our pools or canals? I chose to research this matter to help protect our neighborhood from potential accidents and individual neighbors from associated liability.

CANALS: The question of liability surrounding the canals, I thought, was made more complex since many of us own the canal out to its midpoint. My first thought was, as property owners, we are liable for what happens on our property. I was wrong.

After researching the issue, I learned it doesn't matter whether we own the canal. The Florida Third District Court of Appeals decision in *Saga Bay Prop. Owners Ass'n v. Askew* states that a property owner is not responsible for a "drowning in a body of water, natural or artificial, unless there is some unusual danger not generally existing in similar bodies of water or the water contains a dangerous condition constituting a trap." Thus, we are not liable for people or pets falling into the water from our seawalls or docks unless we have somehow created a dangerous condition that doesn't exist in other canals. (There is an exception for those who are operating a swimming facility in open water. To my knowledge, that doesn't apply to anyone in Dana Shores.) Like it or not, the Florida Supreme Court says it is up to parents and pet owners to keep their charges from wandering off and falling into canals.

Despite this ruling, an aggrieved parent or injured party can still sue any of us if the worst does occur. In nearly all cases, the defendant will need to hire an attorney. Even if the defendant wins, he or she cannot easily recoup attorney fees and other defense costs. These costs can add up quickly.

The best way to protect yourself from a lawsuit (and our many neighborhood residents from danger) is to properly fence your property so that no outside person or pet can access the canal from your property. Granted, not everyone likes fences and not everyone can afford a fence. It is an individual decision that can only be dictated by conscience and adherence to the adage "hindsight is 20-20."

POOLS (including spas and hot tubs): None of the above holds true for swimming pools. Homeowners **ARE** liable if a child or pet falls into a swimming pool and gets injured or drowned. Pools fit within the "attractive nuisance" category, which means the homeowner is liable even if the victim was uninvited or trespassing when he/she was injured.

Due to so many pool drownings in Florida, the legislature has passed a law that imposes strict requirements for homes with swimming pools. The Swimming Pool Law applies to all existing pools as well as new ones, so there is no getting off the hook if a pool was built in 1960 when there were no such laws. (Not only does the legislature require that homeowners follow their rules, language in homeowners insurance policies requires it too.)

We've provided a separate article detailing the Swimming Pool Law. In addition to complying with the law, individuals may want to purchase an umbrella policy to extend the liability limits of their homeowners insurance. Having waterfront property with a pool is a scary proposition, no matter how hard each of us might try to control our environment and exposure. A proper umbrella policy can help ensure your assets are fully covered.

Special thanks to Margaret Bowles, resident of West Eden Roc Circle, for sharing this information with our residents as part of our efforts to bring meaning to Homie's passing and reduce the risk to our other residents. Margaret has 35 years of experience as a real estate/land use attorney and serves as counsel to Meridian Partners, a law firm in Tampa.



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Adoption involves monitoring your tube twice a month and sending collected line to Berkley Fishing, where it is recycled into fishing equipment and proper fish habitats. Contact Melinda Spall (mspall@tampabaywatch.org) or us (info@danashores.com) if you are willing to adopt this site or have questions.



PICK UP STICKS (AND BRANCHES AND VINES)

Last year, we received numerous complaints about overgrowth that was reaching out from the right-of-way and scraping cars as they passed along Dana Shores Drive between Pelican Island and Memorial Highway. The problem was due to a growing population of Brazilian peppertrees. Although the county has since trimmed the peppertrees back, as the sidebar indicates, these invasive plants were already returning with a vengeance.

On April 1, a dedicated crew worked on the problem. **Working together, we filled five contractor-sized dumpsters and removed more than 14,000 pounds of invasive plants from the right-of-way along Rocky Point Golf Course.**

In addition to adding safety for drivers along Dana Shores Drive, our recent project beautifies the area and reduces the risk of the Brazilian peppertrees spreading.

We'd like to provide special thanks to the many different people and organizations who made this happen:

- Our Dana Shores volunteers: LeAnn Anseeuw, Julie Bowers, Jim Flanders, Chantel and Ashley Heitler, Rita Munaker, Allison and Brian Roberts, Dr. Eli Rose, Tracey Shadday, Anne Tate and Ken Clark, and Phil Williams.
- Bart Butler and his crew from Southern Florida Landscaping. While the Dana Shores residents cut and piled the invasive plants, this crew moved the +14,000 pounds of material twice – from the side of the road to the dumpsters and then into the dumpsters. There is no way we could have done the project without their help.
- Mike Westendorf (Mike's Tree Service) provided use of his bobcat, which was also a huge help!
- Steve and Christopher Hunter (Rocky Point Golf Course (RPGC)) dedicated time and provided use of some of their equipment.
- The Shriners / A La Carte graciously allowed us to place the dumpsters in their parking lot.
- The Office of Neighborhood Relations and Hillsborough County Board of County Commissioners, coordinated the grant program we took part in and provided funding for the dumpsters.
- Keep Tampa Bay Beautiful, a non-profit organization, provided various tools and support for the day through the Great American Clean-Up program.
- Traffic Control Products (TCP), dropped off and picked up the traffic control signs needed for the event and supported our community by providing significant cost savings over other vendors.
- Republic Services, whose driver truly went above and beyond, took extra efforts to help ensure we could get everything to the dump before the end of day.
- All Dana Shores and Pelican Island members of the Dana Shores Civic Association and Dana Shores Women' Club. Your dues and contributions help us help the neighborhood.

*Thank you all for your generosity, support,
and hard work!*

Since April 1, **Rita Munaker** has been working to clean-up debris along the western drainage ditch. **Brian Roberts** has also been working with RPGC to kill the roots of the peppertrees and prevent new growth going forward. We hope to continue these partnerships with the golf course – pursuing several smaller future efforts to complete the work we've started.

Although most non-native plants have little impact on native ecosystems, a few species do threaten its biodiversity and alter ecological processes. These invasive plants cause a variety of problems and cost the U. S. economy an estimated \$123 billion per year.

The Brazilian peppertree is considered one of the worst invasive plants in Florida, invading both disturbed sites (e.g., canal banks) and natural communities (e.g., pinelands, hardwood hammocks, and mangrove forests). They choke out other plants in these areas, many of which native animals depend on for their survival.

Several studies also show the peppertree directly contributes to other invasive species problems, a phenomenon referred to as invasional meltdown. For instance, the tree has been reported as an alternate host and reservoir for the exotic root weevil. This tiny pest poses a serious threat to Florida citrus crops.

The peppertrees produce huge crops of small red berries, which are carried by birds and waterways to seed other areas. Proliferation is both quick and exponential. Combine this with an astounding growth rate and a tree that is nearly impossible to kill, it becomes clear why it must be eradicated whenever possible.



NEIGHBORHOOD CONFERENCE IN JULY

Hillsborough County will host its **annual neighborhood conference on Saturday, July 15**, at the Sheraton Tampa East. The conference offers a great opportunity to learn about different topics that affect neighborhoods and residents' quality of life (e.g., Code Enforcement, Biggert-Waters Flood Insurance Reform Act, Community Gardens, Crime Watch, Grant Writing, and Prevention of Child Abuse).

Each year we have multiple attendees. If you would like to join us, please let us know at info@danashores.com so that we may send you the link to pre-register.





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The Wood Team



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