

## Cross Creek Board Report on the Pond Renovation

4/6/2014

Three parts:

History of project

Permitting bidding and time lines

Financing

### **History**

Janet and I have been working with Bob Hugenschmidt or engineer to find the most lasting and cost effective way to correct the deficiencies in our pond. After multiple meetings with Swiftmud, the Southwest Florida Water Management District and the Pinellas County, Planning and Development Services officials it became clear that we did not have many options when it came to the things that had to be done to bring the filtering system and safety issues of our pond into compliance with the regulations.

Bob H., working with the engineers at both agencies, has been able to limit the size of the filtering system so that we only have to have it run for about 200' on the west side of the pond running south from the control box. The system will tie into the control box and culvert to the creek between 1438 and 1442 Woodstream Drive.

The banks of the pond where the filter system is going will require regarding to meet requirements which will entail building two walls. One will be the wall that contains the filtering system, the other will further up the embankment to level out the county regulated easements along the sidewalk. The first will be of concrete filled concrete block with special hardware to secure it to the bottom of the pond and the embankments. The latter will be of pressure treated timbers to hold the required grade. Between the two walls will be a geothermic grid which will be covered with decorative stone which will allow ground, run off and pond water into the filtering system. Only about 6 inches of the filter wall and about 8 to 10' of the grade wall will be visible.

With luck we will get a swift (excuse the pun) acceptance of the plan and be issued the permits. This would OK the building of the filter system.

The second issue having to do with the grades on our banks is not an erosion problem, but rather a public safety issue. There were only three ways to solve this, one is to reconstruct all of the remaining embankments to come up to the acceptable public safety grades, the second is to put sea walls around the entire perimeter of the pond, excluding the filter area and last is to put in a four foot high aluminum fence which looks like black wrought iron with decorative finials.

The first solution would cause great disruption, grading, rebuilding and the trucking in tons of dirt, followed by sodding. The further problem with this approach is that in order to get to the slope ratios

required we would have to put a lot of fill into the pond and would run the risk of reducing the flood control capacity of the pond to an unacceptable volume.

The second solution seawalls would require sinking vertical pilings into the pond and then trying to hide the look. This would also require some of the grading, dirt and sod of solution one.

The third solution is aesthetic, safe, easy to install and the most economical of the three ways to solve the embankment slope ratio problem. An additional feature besides the safety issue is to keep people away from the pond which has been an ongoing problem and liability issue. There will be some limited grading of some areas of the banks, but it will be minimal.

Our analysis of cost, disruption and long term problem solving led us to choose to build the fence.

Finally, with any of these fixes we would and will be putting in additional erosion barriers such as water borne or embankment foliage which will mitigate the wave effect and beautify the pond.

### **Permitting bidding and time lines**

Janet and I met with Bob H. last Thursday and reviewed the final plans which will be filed forthwith to the two permitting bodies. They have 15 to 30 days to accept, reject or suggest modifications. We think we've taken care of parts two and three with our preemptory meetings and their helpful suggestions, but there is no way to tell when we will get back permits.

Once we have permits in hand we are ready to go to the bidding process with at least 3 companies now on notice and interested in doing the project. The bidding will be for the filtering system, the fencing and the following erosion control. We have multiple bidders for each of these projects and they will be let out and started in an order that will be filtering system first, fencing second and erosion controls last.

From the letting of the bids, Bob H., who will be overseeing the work, estimates 45 days to completion with the exception of the erosion control programs.

### **Financing**

I've met with and have monitored the work for financing the project with our bankers. We've secured lines of credits and fixed loans in sufficient amounts to meet the costs. When we have the final numbers from the bidding parties and choose the companies to complete their portions we should have sufficient in house and financing resources available to pay our bills and amortize the cost in future budgets.

Things can change, the cost of the project being more than we planned for, interest rates going up or other needs in the community calling for additional resources, but as of this time, we think we can do this with no assessment and a modest increase in dues.