

**BAL HARBOUR VILLAGE**  
**GATED RESIDENTIAL SECTION ADVISORY COMMITTEE**  
**REGULAR MEETING MINUTES – APRIL 3, 2013**

A Regular Meeting of the Bal Harbour Village Gated Residential Section Advisory Committee was held on Wednesday, April 3, 2013, in the Council Chamber at Bal Harbour Village Hall (655 – 96<sup>th</sup> Street, Bal Harbour, Florida).

**1. CALL TO ORDER/ROLL CALL:** The meeting was called to order at 7:01 p.m. by Stuart Sobel, Acting Chair. The following members were present:

Daniel S. Holder  
Ira S. Lelchuk  
Stuart Sobel

Absent: Assistant Mayor Joni D. Blachar  
Daniel Gold

Others Present: Jay R. Smith, Interim Village Manager  
Ellisa Horvath, MMC, Village Clerk  
Matthew Pearl, Village Attorney

As a quorum was determined to be present, the meeting commenced.

**2. PLEDGE OF ALLEGIANCE:** The Pledge was led by Mr. Sobel.

**3. APPROVAL OF MINUTES:** *A motion was offered by Dr. Lelchuk and seconded by Mr. Holder to approve the March 12, 2013 Regular Meeting Minutes. The motion carried (3-0).*

**4. FINANCIAL UPDATE – CHRISTOPHER WALLACE, FINANCE DIRECTOR:** Mr. Wallace reviewed the update provided in the agenda.

Mr. Sobel noted that making the assessment part of the tax bill had worked well for collection.

Mr. Holder discussed the amounts for professional services and telephones. Mr. Wallace explained that professional services included the contract for the guardhouse services. Mr. Smith reported that there were three lines at the guardhouse (fax machine and two incoming lines).

Mr. Wallace left the meeting.

**5. DISCUSSION OF LANDSCAPING WORK – WILLIAM O'LEARY, LANDSCAPE ARCHITECT:** Mr. O'Leary reported that the landscaping approved through the contract had been completed. He reviewed the following items, for the Board's consideration:

Park Drive/Harbour Way (south of Harbour Way next to the wall) (for plantings to fill in a section from a large tree that was removed)	\$4,690.00
Park Drive/Harbour Way (north of the guardhouse) (to replace thinning Ficus hedges with Clusia, which are resistant to white fly)	\$1,475.00
Park Drive Area (to remove and replace several sick trees)	\$5,549.00
Park Drive/Bal Cross Drive (Park Area)	\$ 700.00

Mr. O'Leary discussed the issues of trees and hedges removed due to termites, bees, and white flies, as well as fallen trees.

Mr. Holder questioned if the hedge around the pump station was the Village's responsibility. Mr. Smith reported that it was. Mr. Holder questioned if the Committee had been paying for the hedge to be sprayed. Mr. Smith will check into that.

*A motion was offered by Mr. Sobel and seconded by Mr. Holder to approve up to \$12,600.00 for the identified items, including the Alexander Palms (Park Drive/Harbour Way).*

Mr. Sobel explained that money was budgeted for additional landscaping.

**Neca Logan - 64 Camden Drive**, thought there was a comprehensive plan. Mr. Sobel noted that the work was being done in phases. He questioned if there were more deteriorating trees that should be addressed.

Mr. O'Leary noted that the height of the existing Alexander Palms (14 feet) would be matched. He clarified that a comprehensive plan had been presented, but the Committee had only approved up to \$77,000.00, for particular items of that plan.

**Tony Riso - 139 Bal Bay Drive**, spoke in favor of addressing the landscaping at the back gate. Mr. Sobel agreed that the back gate area needed to be addressed. He also noted that the sod around the pedestrian north gate had been worn out and suggested that pavers be placed there.

Dr. Lelchuk requested clarification on the Park Drive area cost (\$5,549.00). Mr. O'Leary clarified that it would be to finish that area and smooth it out, since people used it for recreation.

**Steve Scheinman - 234 Bal Cross Drive**, requested that any additional phase be well thought out and not just be another expense.

*The motion carried (3-0).*

Mr. Sobel discussed the back gate and a second phase. Mr. O'Leary agreed that the vegetation had been trampled by bikes and pedestrians. He noted that the Village had landscaped outside the gate. He reported that sturdier plants were placed in the pots, which must be watered by Brickman. He added that the minor area between the sidewalk and the road inside the gate, needed to be planted. Mr. Smith estimated the cost to be \$880.00 (west side Xiora hedge, mulch, upgrade irrigation, and area between sidewalk and street inside the gate).

Mr. O'Leary discussed the Xiora hedge at the back gate that was removed and replaced with Clusia, to block the Village Hall parking lot, which was part of the \$880.00.

The Committee discussed installing a fence, to prevent people from trampling the landscaping or going in front of cars.

**Ruth Karp - 74 Bal Bay Drive**, suggested that Carissa be used, which had thorns and would alleviate trampling. Mr. O'Leary noted that the smaller version could be trampled and the larger version had larger thorns, which he voiced concern about.

**Neca Logan – 64 Camden Drive**, suggested that grass be used. Mr. O'Leary had heard feedback that since it was the entrance it needed to look nicer. He will try to solve the issue with plants, since grass would create a mud hole.

**Steve Scheinman - 234 Bal Cross Drive**, suggested that Clusia Rosia be used. Mr. O'Leary discussed problems with that plant.

Mr. Holder spoke against the use of a fence and suggested that the security aspect be looked at.

**Gil Neuman - Kent Security**, thought that the problem at the back gate was more of a safety issue than a landscaping issue. He reported that there was enough spacing to accommodate two lanes at the back gate and discussed the concept of a trap system, etc. Mr. Smith will meet with Mr. Neuman and a traffic engineer, to provide an approximate cost.

**Tony Riso - 139 Bal Bay Drive**, spoke in favor of a 20-inch high fence, on either side of the gate, to stop pedestrians from going in the street.

The Board discussed installing a fence and landscaping.

*A motion was offered by Mr. Holder and seconded by Mr. Sobel to receive proposals for a three-foot high fence (chain link or aluminum).*

**Neca Logan - 64 Camden Drive**, spoke in favor of educating the pedestrians about not using the vehicular gate.

Mr. Holder spoke in favor of trimming the trees prior to hurricane season. Mr. O'Leary reported that the palms would be trimmed, but he didn't think it was necessary to trim the other trees. He thought that it was more important to remove the trees that had issues. Mr. O'Leary will provide a report of the trees that needed to be removed, as well as a plan for the second landscaping phase.

*A motion was offered by Mr. Sobel and seconded by Dr. Lelchuk to table the motion (for a fence), until after the security discussion. The motion carried (3-0).*

**6. DISCUSSION OF SECURITY ENHANCEMENTS – GIL NEUMAN, KENT SECURITY:** Mr. Neuman suggested that the eGO passes be de-activated and re-registered, to stop cars that didn't belong in the Village.

**Yankee Andrusier - 150 Camden Drive**, discussed the inconvenience to those residents that weren't in town year round.

Mr. Neuman noted that, in addition, residents could contact the computer system, insert a pin number, and have their visitors cleared, which would save the guard from answering the phone or calling residents to confirm visitors. He added that residents would also be able to manage their own file or visitors online. Mr. Sobel requested that information be provided to the residents by the guard and via a flyer. Mr. Neuman reported that the cost would be \$100 per month, for use of the internet exchange.

*A motion was offered by Mr. Sobel and seconded by Dr. Lelchuk to approve \$100 monthly, to activate the web part of the log. The motion carried (3-0).*

Mr. Neuman discussed the need to improve the lighting for the cameras at the front and back gates. Mr. Smith and Mr. Neuman will figure out the lighting and provide pricing.

Mr. Neuman suggested that a better camera be placed at the street level, to allow drivers to show their driver's license, without the guard having to go to the car and back to the guardhouse. Mr. Sobel requested that a price be provided.

Mr. Neuman discussed software that would be available in four months, which would allow visitors to show a barcode on their phone for entry. He will provide a cost for the software upgrade.

Mr. Neuman will also provide a cost for a swiper system, for driver's licenses.

**Ruth Karp - 74 Bal Bay Drive**, questioned if the children of residents could be provided with an eGO pass, to alleviate some of the traffic and long lines at the guardhouse. She also suggested a system that would allow a card to be swiped to gain entry.

Mr. Sobel discussed the security of the gated area and where the line should be drawn. Mr. Neuman noted that it would be a policy decision on who would be let in.

Mr. Neuman discussed providing a guard and opening the back gate, for four hours a day, to take some of the pressure off the front gate and to provide two entry points. He also discussed having more guards during certain hours (8 a.m. to 10 a.m. – five days a week). Mr. Sobel estimated the cost to be \$9,800.00 (\$18.77 hourly x 10 hours weekly x 52 weeks). Mr. Smith thought that would be faster to do, than to have a second guard to swipe the card, etc. Mr. Holder suggested that the guards pre-approve people waiting in the line, before the gates could open for construction vehicles.

Mr. Neuman discussed the problem at the back gate. Mr. Sobel requested a cost for one lane in and one lane out, to see if that would be feasible. Mr. Neuman suggested that cameras be installed at the back, until there was a permanent solution.

Captain Greg Roye reported that the Police would help anytime that the guard called with a problem. He noted that the Police received calls all the time, for cars piggybacking into the gated area.

Mr. Neuman will provide a written proposal for his recommendations.

Mr. Sobel requested clarification of the cost for a second person at the guardhouse from 8 am to 10 am, with a laptop, for a month. Mr. Neuman clarified that the cost would be \$18.77 hourly x 10 hours for a month, plus a one time investment of \$500-\$600 for wireless hardware. Mr. Smith questioned if there would be a four hour minimum requirement. Mr. Neuman advised that there wouldn't be and that he would do whatever the Village needed.

Mr. Neuman suggested a barrier between the pedestrian walkway and the road, so it wasn't so easy for people to walk into the street. Dr. Lelchuk questioned the use of an electronic mechanism or sensor for the pedestrian gate, which would activate if it was left open. Mr. Neuman noted that they could put a mechanism for an alarm to sound, if the gate was left open.

Mr. Holder withdrew his motion for the fence. Mr. Sobel withdrew his second.

A motion was offered by Mr. Sobel and seconded by Mr. Holder to approve up to \$2,500.00 for landscaping (\$880.00) at the back gate area and a 3-foot fence (in aluminum or other appropriate material) inside the gate and to recommend that the Village spend the same amount for landscaping the area outside the gates.

**Yankee Andrusier - 150 Camden Drive**, noted that the issue was entering, not exiting. Dr. Lelchuk clarified that the issue was pedestrians running in front of cars. Captain Roye noted that when pedestrians didn't have a key, they would walk up the street and wait for someone to open the vehicle gate.

The motion carried (3-0).

**BONUS FOR GUARDS:** Mr. Smith requested discussion on a bonus system for the guards. Mr. Sobel explained the lack of a mechanism, for a bonus for the guards. Mr. Pearl explained that the Committee could recommend that the Council direct Mr. Smith to re-negotiate the security agreement, to include a bonus structure. Mr. Sobel thought that was a problem, because it would mandate people to contribute and they may not want to.

**Yankee Andrusier – 150 Camden Drive**, spoke in favor of those working longer receiving a larger bonus.

Mr. Holder thought that it would be a problem, if it was mandated.

Mr. Neuman noted that a bonus could be done based on seniority and longevity. He agreed for Kent to send out letters, receive contributions, and distribute the bonus to the guards. The Committee agreed that it would be a voluntary system, with Kent dealing directly with the residents. Mr. Sobel questioned if a Committee member could work with Kent and bring it to the Committee for approval. Mr. Pearl explained that someone could work with Kent as a resident, but not as a Committee member. Mr. Sobel encouraged residents to draft a letter, for Mr. Neuman's consideration.

**7. UPDATE FROM POLICE CHIEF:** Chief Daddario reviewed his background. He discussed traffic enforcement and patrol in the gated area. He reported

that 41 citations and warnings were issued for speeding, stop signs, and registrations. He reported that 15 stop signs needed to be replaced. Mr. Smith will replace them, using Village funds. Chief Daddario reviewed code enforcement, which were mostly debris and real estate sign violations.

**8. SELECTION OF NEXT MEETING DATE:** *It was the consensus of the Committee to schedule the next meetings for May 7, 2013, at 7:00 p.m. and July 2, 2013, at 7:00 p.m.*

**9. OTHER BUSINESS:**

**Ruth Karp, 74 Bal Bay Drive**, questioned the status of adding a yield or stop sign at the bottom of the bridge (south bound on Collins Avenue). Mr. Smith will follow up with Chief Daddario and notify Mrs. Karp.

**Tony Riso, 139 Bal Bay Drive**, suggested that parking only be allowed on one side of the street (from 8 a.m. to 6 p.m.), to alleviate the problem with people parking on both sides and blocking the street. Mr. Smith will have the police drive through and ask people to move their cars, when they block the street. Mr. Sobel questioned if tickets could be written, if there was a no parking sign up. Mr. Riso discussed the problem with access for fire rescue. Mr. Sobel requested that the item be placed on the next agenda, for better discussion. Mr. Smith will provide a cost for signs and information on liability. Mr. Pearl will review the issue and report back at the next meeting.

Mr. Sobel requested that the street signs, brought up by Dina Cellini, be looked at. He agreed that the signs should all match (lettering and shape).

**Yankee Andrusier, 150 Camden Drive**, requested an update on the SunTrust Bank. Mr. Smith reported that no movement had been made by the Council.

*A motion was offered by Mr. Sobel and seconded by Dr. Lelchuk for Kent Security to provide a second guard at the front entry, for a temporary 30-day trial period, at an approximate cost of \$1163.74, plus a one time charge for software (8 a.m. to 10 a.m., Monday through Friday) to pre-clear cars, etc.*

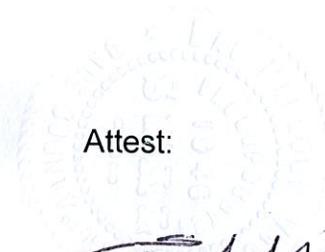
**Yankee Andrusier - 150 Camden Drive** suggested that it be done April though May and then May through June.

Mr. Holder questioned what was done with the construction fees collected by the Building Department. Mr. Smith reported that the amount was put into the RAC budget.

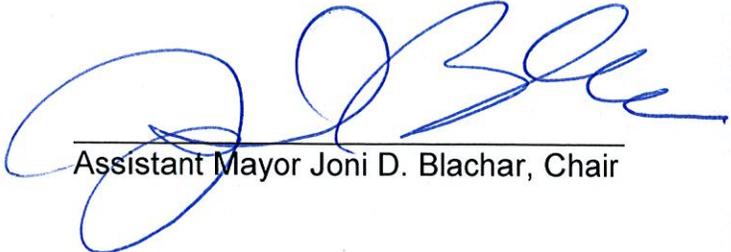
*The motion carried (3-0).*

**10. ADJOURN:** There being no further business, *a motion was offered by Mr. Holder and seconded by Dr. Lelchuk to adjourn. The motion carried (3-0) and the meeting was adjourned at 9:08 p.m.*

Attest:



  
Ellisa L. Horvath, MMC, Village Clerk

  
Assistant Mayor Joni D. Blachar, Chair