

# **TIBURON (EAST & WEST) HOMEOWNER'S ASSOCIATION**

## **Emergency Flood Meeting**

**June 12, 2017**

### **Minutes**

Greg Brown called the meeting to order and introduced himself as the President of the Board of Tiburon West, introduced Travis Kincaid, the President of the Board of Tiburon East and Anna Street, the Secretary of Tiburon West, which it was announced that she would be recording the meeting and taking notes for Minutes purposes.

Greg gave a brief history on himself and his history in the neighborhood, explain that he'd been an owner since 2012 and that he was aware of some previous issues with flooding, which he was not present for, but he was an owner during the 2014 flood, as well as the recent one this year in 2017. He stated that he was aware that owners had sustained damage during previous floods and now during this recent flood in 2017. After the damage occurred in 2014, Greg explained that he'd been in contact with the County to inform them of the damage occurred, which they came out and did a damage assessment and made a record of it – Greg produced a copy of the report that was done during that assessment. Greg explained that the County had an engineer do a “study” called Pace Patriot Blvd., Norris Rd., PHS, Hilarita, Belvedere on the affected area(s) throughout the County and surrounding areas, which also reflected the records of owners in the areas reports that were made with the County. They provided a project cost and remediation to the damage occurred. The report description was upsizing the existing storm sewer on Pace Patriot Blvd. to prevent homes in Tiburon East & West from continuing to flood during heavy rain events. The project cost that they gave was 1.5 million dollars.

Greg explained that, after his communication with the County, the drain system coming from the Northern portion along the easement in that areas is not sufficient enough to handle the waters that they have in that area. There were approximately 20 properties along Hilarita and Belvedere that reported damage. Approximately 3 had minor damage, approximately 14 were affected, and 3 additional properties completed online damage assessments but did not appear to have been inspected by the Building Inspections Department. Greg stressed that owners in attendance contact the County via any means they felt necessary so that they have a log and record of the damages occurred during the heavy rains and to also contact himself or Travis, depending on the association that they were a part of, and send any type of documents, information, reports, etc. to assist them in centralizing the information needed for ease of access in case the information is ever needed in the future.

Greg concluded his report and opened the floor up to Travis of Tiburon East. Travis reiterated that the drainage systems in the area were designed for pre-2010, in which they are supposed to follow an urban growth plan, which Travis is unable to locate, making him unsure if the plan was ever set in place and if it was followed. He explained that the drains and retention ponds for the drainage had been combined, causing them to fill with more water than they were originally designed to handle. He explained that there are several factors that play a role in the drainage and flooding issue, including all of the new subdivisions being built up in the areas surrounding, owners that drain their gutters into the street, owners that drain pools into the street, etc. He explained that Gulf Power's contributing factor is that they neglected to put concrete or create some sort of culvert or drainage basin underneath the powerlines. They cleared the lands and piled the dirt, which ended up running into owner's yards and in the streets. Gulf Power is responsible for maintaining those rights-of-way's, which they are aware of, but they've seemed to gamble their chances in doing so. Travis stated that he sent an e-mail two (2) weeks prior to this recent event to Pace Water to request that the area behind Tiburon East be mowed and cleared and to have the drains cleared out, as they were overgrown with branches and other debris in the drains. Gulf Power owns the land, but they do not have mowing or cleaning crews

and they stated to call the water company. Pace Water is not permitted to go more than ten (10) feet off the sidewalk. Travis explained that he never received a clear answer from either Gulf Power or Pace Water on how to address the drains being cleaned out. It was also noted that, regardless of who decides the work needs to be done, Santa Rosa County is required to approve and sign off on any work that can be done by any entity of the county (I.e.: Gulf Power, Pace Water, etc.) The developer's play a role in all issues involved regarding these matters, as well. Travis drew an example diagram for the owners in attendance to explain all of the different areas that are contributing to the overflow of water and where it's all coming from and going to.

Travis began explained the process of how FEMA works and how their funds are divided between states depending on population, land size, etc. When a state or governor determines something as a "disaster", FEMA looks at the amount of money that they have, they look at the number of people / properties affected, and they look at the rest of the year (in this case, it's approximately half way through the year, and pre-hurricane season). Travis feels that FEMA is the easiest and cheapest route to go in attempt to receive relief from the recent flooding issue(s). However, this process could take approximately 90+ days before a determination could be made on if they are eligible for FEMA services or not. Travis expressed severity to all owners to ensure that they are keeping all records, pictures, documents, reports, etc. regarding all their affected events due to this matter to ensure that they are able to establish an accurate timeline of events and assist in determining who is responsible for the reoccurrence of this issue and hopefully come to a permanent resolution to the issue(s). It was noted that the County has done a GIS Plot of the entire affected area(s) to pinpoint exact houses, properties, drains, etc. that received damage.

Owners in attendance addressed the large piles of dirt that were brought in around February and dumped near the power lines, due to the erosion, and explained that, by doing this, could have potentially made the drainage / flooding issue worst. Owners expressed their opinions and explained that they feel that the recent events would not have been as sever had the large piles of dirt been spread properly instead of just being dumped and never addressed again. It was mentioned that the area that Tiburon homes were located were not determined to be in a flood zone, meaning they are not required to have flood insurance, proving that the area is not known for and should not flood according to its zoning. However, due to changes in the surrounding areas with additional subdivisions being added and other landing changes, this could have changed the flood zoning for some properties in the area.

Owners asked what there ending goal for the purpose of the meeting. The owners were advised by the two (2) Board Presidents to actively be in touch with the County Commissioner, and any other associate of the County that they can get in touch with to stress the severity of the lack of effort and the effects of the neglected attempts to resolve the flooding issue(s), as they County has been aware of the risks and problems of this nature and in this area since Pace Patriot Blvd. was a dirt road. It was stated that this problem has occurred three (3) times in the past ten (10) years with no permanent solution made. The owners requested that the Board(s) provide them with any contact information that they feel is best for the owners to contact the County and anyone else in order to make a bigger impact on the severity of the issue. An owner in attendance suggested that it might make a bigger impact if the owners attended a County Commissioner's Meeting to state their claims regarding their flooding issues.

Greg took back the floor and explained that the purpose of them calling the meeting was to assist in providing as much "answers" as possible and to keep everyone aware of the ongoing issue, collect everyone's contact information, the status, and potential solutions to the problems that are causing the continued flooding.

An owner in attendance recommended a possible petition of the owners to every entity involved. There was a large number of positive feedback and agreement on this idea. Additionally, an owner in

attendance is a representative of one of the local Fire Departments and it was suggested to him that maybe the Chief of the Fire Department could submit a statement explaining that the Fire Department is also affected by this flooding issue in the lessening of their ability to assist and possibly respond to calls sooner, as well as an increase in emergency calls to them that require them to respond. Also, attempting to contact the builder(s) for the new Club House on Spencer Field Rd. as another source of back up in this issue was recommended.

Another owner questioned recommendations of what can be done, short-term, to assist in the prevention of this happening again in the event that another hard rain happens between now and a permanent fix is applied. The idea of requesting that the County bring an additional load of dirt to the area along with some sand bags to allow owners the ability to place sand bags in front of their doors to prevent water from entering.

All owners were asked to e-mail [tiburonwesthoa@gmail.com](mailto:tiburonwesthoa@gmail.com) (or Travis on the Tiburon East side) any information that they have regarding their situations from the flood, as stated before, so that they can compile all the information and centralize it to allow the associations to create an accurate timeline and a viable case.

Greg stated that he would assist in the following: contact the Fire Department in hopes that they can get their support and statements, etc. regarding the flooding issues, contact the County to request some more sand and sand bags in the event that any kind of rain event happen in the near future, and to set up a database style spreadsheet of owner's information for the purpose of keeping them informed of updates, changes, and things they can do, etc. There was a link that was shared to all owners for them to report flood damage and a contact number for them to call (850-983-5360. Citizen Damage Report, Emergency Management).