

SUMMER CLUB CONDOMINIUM

July 15, 2008

Dear Members,

We have reached a critical stage in the planning and implementation of the Fire Island Beach Nourishment Project, and again we need your help. We have the opportunity to further rebuild our beach through an extensive island-wide re-nourishment program. We have an opportunity to rebuild our beach with the use of State and Federal funds. The FIMP project(Fire Island to Montauk) is years away and may never happen. This is our one opportunity to do an extensive beach renourishment project.

We have posted a comprehensive overview of the project for your review on our community's Web site, www.summerclub.org. This overview gives background and scope of the project. During the first phase of the nourishment project, we have prepared all of the necessary environmental statements and studies and fought vigorously to obtain the approvals of the various governmental agencies. This Island wide project stretching from Davis Park to Saltaire will pump well over 70,000 cu yards of additional sand from the ocean on to **our beach** and would fortify our dunes and **build/ extend our beach some seventy feet in width**. Our efforts have given us the ability to not only extend the beach, but to add sand to and build the dune system where needed. Our share of the project costs will be approx. \$750,000 for our combined Dune District(Corneille/Summer Club approx 100 homes). A cost analysis for review is also posted on the site.

By comparison, last summers beach scraping moved approx. 2,000 cu yards of sand from the beach to the toe of the dunes. If we approve the *new* project, slated for late 2008 or early 2009, the funds would be coming from our Dune District taxes. However, this project will require funds above those currently available and we will have to approve a Bond, which the Town of Islip will help arrange for us. The benefits of this project are expected to last for six plus years and the Bond would have a life of three to five years. In the most simplistic terms, the approximate cost per home is shown below:

Projects costs;

100 homes in our combined communities

\$750,000 total cost

Approximately \$7,500 per home, financed over 5 years (through a bond)

Total approximate cost per house per year = \$1,500 for 5 years.

The payment for each home would be accomplished through taxes (on assessed values).

In our area, Ocean Beach, Seaview, have already committed to the project at proportionally higher costs. Other communities up and down the beach are also committed.

One critical point to note – the Fire Island communities that have *previously* participated in nourishment projects and have paid similar costs in the past (to the above proposal costs), are participating in this *new* nourishment project, with financial assistance from by FEMA and New York State! The state and FEMA payments will cover a substantial part of their costs(ranging from 40-80%..see chart on the website). Yes, the government is paying to restore these beaches for

communities that have previously self-funded and engineered their beach nourishment. As first timers, we will only benefit by having the mobilization and service costs, for the entire project, paid for by the government(approx 20%). In the future, should we decide on another beach renourishment project, then FEMA and NYS would pay a greater part of our costs. So, for first timers there is a greater cost in doing the first project versus the second time around (i.e. The Pines, Saltaire and Dunewood)

In order for us take part in this project we need to submit a vote, of our full Dune District, to the Town of Islip. Corneille is soliciting the vote from their Homeowners. We are asking you to vote for Summer Club participation. We need the majority of our members (Both Conreille and SC) to agree to participate and in order to proceed with the project.

Should you have any questions, please visit our Web site at were we have posted details of the project for your review. [http://www.summerclubcondo.org/Beach Renourishment Program.htm](http://www.summerclubcondo.org/BeachRenourishmentProgram.htm). And submit your questions through the Contact Us section of the site.

Please submit your vote by July 28.

This vote will take 50% vote of all homes in SC and Corneille by number(not shares) to be approved.

Respectfully submitted,

The Boards of Summer Club

**Summer Club/Corneille Estates Dune District
Beach Renourishment Vote Form**

- I / we approve the Beach Nourishment Project
- I / we do not approve the Beach Nourishment Project

Signature _____ Date _____

Print Name _____

Fire Island Address _____

Mail to:
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