NORTH RIVER SHORES

# BEFORE YOU VOTE – GET THE FULL PICTURE

Important questions about the 2027 budget and election packet

## 40% DUES INCREASE PROPOSED

Annual assessment would increase from $250 to $350

### WHY SO MUCH LEGAL SPENDING?

What was covered by insurance? Were there deductibles? How much came from reserves?

### WHY NOT A ONE-TIME SPECIAL ASSESSMENT?

If this is a temporary issue, why make the annual increase permanent?

### HOW DID WE GET HERE?

Ask what decisions led to these disputes in the first place. Could these costs have been avoided?

### WHAT SHOULD MEMBERS ASK?

Has this Board served all members fairly? Has it followed our governing documents and established practices? Before relying on the Board's recommendations, look at its record.

## READ THE ENCLOSED LETTER FOR THE FULL STORY

**This flyer is meant to encourage informed voting.**
Please read the full letter, review the packet carefully, and make your own decision.

**For more information: nrsupdate.com**

*Independent communication from concerned North River Shores property owners*

# WHY AM I GETTING THIS MAILER?

## The NRSPOA Board Election Is Here

You should have already received your ballot. **Your vote is important.**
This election is about **your money, your right to information, your voice, and your vote.**

## WHY WE BELIEVE CHANGE IS NEEDED

**It is our position that the Board's overreach and priorities have not served our community well.**

**BYLAWS & GOVERNANCE -** Not following the bylaws in good faith, as required by Florida Statutes Chapter 617—protections that benefit you, our neighborhood, and board members.

**FINANCIAL & BUSINESS DECISIONS -** Making decisions that have increased liability, significantly decreased our reserves, and escalated conflict within the neighborhood.

**PROJECTS & MEMBER INPUT -** Moving forward with projects despite member opposition, then choosing to hire lawyers rather than pause and allow members to vote.

**COMMUNITY PRIORITIES -** Changing longstanding neighborhood priorities without adequately seeking feedback from all members and refusing meaningful community input.

**PROTECTING OUR LEGACY PROGRAMS -** Inadequate upkeep of programs that have long been part of our neighborhood identity - the Scoop, Park Maintenance, and Neighborhood Watch.

# SIX BOARD SEATS ARE UP FOR ELECTION

**Please vote for those without asterisks**

**Skip the Star ******* Raise the Bar**

This election is an opportunity to restore:
**Transparency | Financial Accountability | Respect for Members**
**Respect for Our Right to Vote | Respect for Our Governing Documents**

**Keep North River Shores the peaceful,**
**friendly, neighborhood with natural beauty and wide open spaces.**

**LEARN MORE. REVIEW THE DOCUMENTS. DECIDE FOR YOURSELF.**
**Read "Neighbor Perspectives" on**
**NRSUPDATE.COM**

**Please read the entire election packet, talk with your neighbors, and think carefully what direction you want for North River Shores going forward. Please vote for positive change. There are so many more fun things to do with our money than spend it on more docks and lawyers - like movie nights, socials, and swag. Please enjoy the sticker swag to represent the neighborhood we all love. Two other designs are available if you want to trade at the Annual Meeting Nov 17th or leave a message on the website below on "Contact Us".**

*Independent communication from concerned North River Shores property owners. Not affiliated with, approved by, or funded by NRSPOA*

# NORTH RIVER SHORES 2026 ELECTION & BUDGET

**Before you vote:** The official packet raises important questions about annual dues increase, legal spending, election fairness, and how we reached this point. Please review the facts, ask questions, and make your own informed decision.

## KEY FACTS

- Annual dues would increase from $250 to $350 — a 40% increase.
- The NRSPOA President used the official Association mailing to recommend six candidates that are identified on the ballot with asterisks as also recommended by the NRSPOA Nominating Committee.
- The proposed budget contains $49,500 in legal-related expenses, reserves, and replenishment.
- The packet places substantial blame on "one household" without explaining the full history.
- The ballot doesn't address that some Board seats have different term lengths, includes return deadlines that are unclear, and doesn't address if the votes will be counted according to the bylaws.

## THE OFFICIAL MAILING PROMOTED A PREFERRED SLATE

The NRSPOA President used his official title to encourage members to vote for his personal preferences. Why would we follow the recommendation of someone that overspent the budget 2 years in a row, stirs up discord amongst neighbors, had boat ramp docks built that appear to be too low, and has been observed late at night in North Shore Park near the "one household" at least four times when alarms and dogs have been triggered, disturbing the entire household? And how is it okay for him to weaponize the official mailer?

## HOW DID WE GET HERE AND WHY WOULD WE VOTE FOR MORE OF THE SAME?

The election packet discusses the Association's legal expenses while placing substantial blame on "one household." But members deserve the full history — not just the final legal bill. Here's the start:

- The Board started capital projects that were not budgeted nor communicated to members or surrounding neighbors. Rumors spread of docks in close proximity to homes.
- Several members requested minutes and financial records and were ignored. Florida law requires nonprofit corporations to maintain and provide access to financial records to all members.
- Members attended meetings, raised concerns, and submitted petitions requiring a Special Meeting, while repeatedly requesting transparency and a community vote.
- The Board acknowledged that the Special Meeting petition was valid but did not act, granting members the right to hold the Special Meeting themselves according to the bylaws and Florida Statutes.
- Construction at North Shore Park proceeded before the Special Meeting scheduled date, April 7, 2026.
- At the Special Meeting, members voted against the dock project and recalled 7 Board members.
- The Board posted on Facebook that they would "continue its work and move forward", completely ignoring the Special Meeting member vote empowered by our governing documents.
- The Board falsely accused "one household" of building their dock/lift on park property and that instigated continuous harassment of this "one household" online and in person, night and day.
- Ironically, POA President Dave Weston approved and signed off the "one household" dock/lift plan with the FDEP before it was built. But then Weston later posted photos of the "one household" with false riparian lines on Facebook building a narrative that this "one household" was in the wrong.
- The "one household" had no other option than to seek legal recourse. They had tried everything else.

## THE LEGAL EXPENSES COULD HAVE BEEN AVOIDED WITH CIVIL DISCOURSE AND A VOTE. INSTEAD THE BOARD CHOSE TO DOUBLE DOWN AND HIRE LAWYERS.

- NRSPOA has a history of litigation, but to our knowledge, this is the first time members have been asked to shoulder significant legal expenses associated with disputed Board decisions and actions.
- If our POA truly needed funds to cover recent legal fees, a one-time assessment would be a smarter solution. Instead the Board, with another questionable decision, wants to raise our annual dues $100 with the expectation that we will pay at least that much more from now on. It is not a one-time fee.

- In our bylaws, Article V, Section 3 allows a justified special assessment (a one-time fee) and requires a super quorum plus approval of two-thirds of ballots cast. Article V, Section 2 requires only majority approval for an annual assessment increase. The Board seemed to opt for >50% approval of those that vote opposed to 66% of a super quorum, which is at least 30% of all members in good standing.

### WHAT EXACTLY ARE WE PAYING MORE FOR?

The Association is asking members to increase annual dues from $250 to $350. The proposed budget includes:

| | |
|---|---|
| Legal & Professional Expenses | $8,000 |
| Legal Reserve | $30,000 |
| Replenishment for 2026 Legal Expenses | $11,500 |
| **TOTAL LEGAL-RELATED BUDGET LINES** | **$49,500** |

- These legal-related expenses represent money that should never have been spent in the first place. You could say that these legal fees were 100% discretionary. This could have been resolved with a member vote and by simply granting the original records requests. That "one household" believes that if the Board had obtained a super quorum and two-thirds approval of ballots was cast, the situation would have been completely different. But the Board did not want to let us vote or even consider our opinions. Maybe we would have preferred a fitness trail instead of another dock.
- According to NRSPOA's own proposed budget, nearly $60,000 was spent on dock-related capital expenses, even though the 2025 budget listed only $11,000 for park improvements. Members were not asked to approve that level of spending. Regardless of how the Board views its authority over capital projects, members have a right to know what is being spent, how it is funded, and whether reserves are being used to cover budget shortfalls.

### ELECTION PROCEDURE QUESTIONS

Six Board positions are available, including terms of different lengths. We've never seen twice as many candidates as open positions. And yet, the official ballot does not clearly explain:

- Which candidates are seeking the three-year, two-year, and one-year terms?
- The instructions imply that the PO Box will not be checked after 1200am on Nov 17th even if they are delivered later that day, such as 3pm. So any ballots received after 1200am are not counted?
- In past years, this Board has conducted the election ballot count in a manner that does not follow the bylaws. Will the votes be counted according to the bylaws?

## OUR RECOMMENDATIONS

**BUDGET: Vote NO on the proposed $350 dues and budget until members receive a corrected, fully itemized budget, supporting records, and clear answers.**

**BOARD ELECTION: Read every candidate statement, ask questions, and make your own informed choice. Our recommended candidates are:**

**YES — Mike Edwards**

**YES — James Gentry**

**YES — Jim Levine**

**YES — Lauryn Sweeney**

**YES — Faith Talley**

**YES — Laurie Thyrre**

**IMPORTANT - DON'T LEAVE BLANKS - Mark NO for the candidates you do not want**

If you DO NOT support a candidate, affirmatively mark NO. Leaving a candidate blank is NOT the same as casting a NO vote and a blank helps the candidate if the votes are close. The percentages matter.

## THINGS MUST CHANGE - LET'S GET BACK TO BEING GOOD NEIGHBORS

Find out more information at http://nrsupdate.com under Neighbor Perspectives

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