

NORTH RIVER SHORES

Parks and Dock Project Timeline

September 2024 through August 2026

Purpose and scope

This chronology records how residents first learned of the North Shore dock project, the documented environmental review, efforts to obtain information and pause the projects, the special-meeting and recall process, the June 2026 DOAH disposition, and the Board's reported legal-cost and dues statements through August 2026.

How statements are treated

Documented events are identified through the records presently available. Oral statements are attributed as witness recollections unless a recording, email, text, or other contemporaneous record is located. This chronology is intended as a working factual record and not as a final legal conclusion.

PART I | THE PROJECT EMERGES

September 10, 2024

Project-specific environmental work is performed at North Shore Park

DLS Environmental Services performed a resource survey at North Shore Park. The later project drawings state that the survey was conducted on September 10, 2024 and reported no submerged resources within the proposed project area.

Basis: North Shore DEP exemption file, project drawings, Sheets 2-4.

Approximately September 2024

Nearby residents unexpectedly learn about a proposed North Shore dock

Around the same time as the documented DLS survey, nearby residents encountered Danna Small of DLS Environmental Services in North Shore Park. Small reportedly said that she was preparing a drawing for a new dock for Board member Dave Weston.

The residents were shocked because the proposed structure would be immediately beside their homes, yet neither they nor the wider membership had been told about it.

A neighbor contacted the then-president of NRSPOA, who reportedly said the project was not happening and that she would shut it down. Weston was also contacted. According to the neighbor who spoke with him, he asked, "Who told you - the Torians?" and then made a confrontational statement to the effect that he had something on them and, if they wanted to go, "let's go."

Basis: The September 10 survey is documented. The conversations are witness recollections and should remain attributed unless corroborating communications are located.

Late 2024

No North Shore dock is presented during the annual meeting and budget process

The annual meeting and budget process occurred without an apparent presentation, discussion, or separate membership vote concerning a new dock at North Shore Park.

The project was not identified as a North Shore dock project in the budget materials provided to the membership. Residents who had heard about the possible dock had meanwhile been told that it was not moving forward.

Basis: Annual-meeting and budget materials should be retained with the master record to establish precisely what was and was not disclosed.

February 2025

Detailed North Shore project drawings are prepared

DLS prepared five drawings identifying NRSPOA as the project owner. The plans depict an elevated access route over or through the mangrove area, a fixed dock, a gangway, and a floating dock.

- Approximately 45 feet of elevated access leading toward the water;
- A 50-foot fixed terminal dock;
- A 10-foot gangway;
- A 30-foot floating dock; and
- Elevations reaching five feet above mean high water before traversing the mangroves.

Basis: North Shore DEP exemption file, project drawings dated February 2025.

March 3, 2025

DEP receives NRSPOA's request for verification of exemption

DEP later stated that it received the request on March 3, 2025. The request was made on behalf of Timothy Newton, then president of NRSPOA.

Basis: DEP Verification of Exemption, File No. 43-458418-001-EE.

March 25, 2025

DEP issues the North Shore Verification of Exemption

DEP issued a Verification of Exemption under File No. 43-458418-001-EE. The letter was addressed to Timothy Newton but sent through Dave Weston's email address, dave@daveweston.com.

DEP determined that the project as proposed was exempt from the need to obtain a regulatory Environmental Resource Permit under Rule 62-330.051(5)(c), Florida Administrative Code. The project also qualified for federal authorization through the State Programmatic General Permit.

The exemption addressed environmental permitting only. DEP expressly stated that the authorization did not eliminate the need for other federal, state, or local approvals, did not grant property rights or exclusive privileges, and did not authorize injury to the property or rights of others. It did not decide whether NRSPOA's governing documents required a membership vote.

Basis: DEP Verification of Exemption dated and filed March 25, 2025.

Notice reflected in the DEP file

The certificate of service lists DEP personnel, Danna Small of DLS Environmental Services, federal program addresses, and Martin County Environmental. It does not list an adjacent North Shore homeowner as a recipient of the March 25 decision.

DEP's notice-of-rights language stated that publication was optional. It also stated that, if notice was not published, waiver of administrative-hearing rights would not apply to people who had not received written notice. Accordingly, the present record supports saying that the file does not show notice to adjoining residents; it does not support a categorical statement that DEP required the applicant to mail the exemption to every adjacent owner.

Discrepancy within the exemption file

The March 25 letter describes a 380-square-foot dock consisting of 200 square feet fixed and 180 square feet floating. The attached drawings instead describe 380 square feet of fixed structure, including landward access, plus a 180-square-foot floating dock, for a total of 560 square feet. That is a 180-square-foot internal discrepancy.

Record	Fixed	Floating	Total
DEP verification letter	200 sq. ft.	180 sq. ft.	380 sq. ft.
Attached drawings	380 sq. ft.	180 sq. ft.	560 sq. ft.

DEP warned that its verification was based on the submitted information and that material design changes could affect the authorization. The discrepancy should therefore remain part of the documented chronology without assuming which figure DEP intended to approve.

PART II | NEIGHBORS SEEK A PAUSE AND INFORMATION

April 2025

Residents learn that the North Shore project is still moving forward

Immediately before a scheduled Board meeting, a neighbor informed surrounding residents that the project was proceeding. Residents quickly went door to door to explain what they had learned and ask that the project be stopped or paused until affected neighbors and the wider membership could receive information and vote.

They approached the properties surrounding North Shore Park first and obtained 19 signatures. According to the residents who circulated the petition, none of the people approached knew that the project had advanced through environmental review or that DEP had issued the exemption on March 25.

Basis: Resident witness accounts and petition dated April 14, 2025.

April 14, 2025

Nineteen surrounding neighbors sign a written petition

The petition asked NRSPOA to stop installation of the proposed kayak dock at North Shore Park. It stated that membership funds were being used without the expenditure having been disclosed in the annual budget, described North Shore as a passive recreation area, and recorded the signers' opposition to changing the park's existing use through installation of the dock or another active structure.

Basis: Petition to Stop Installation of Kayak Dock in North Shore Park, dated April 14, 2025.

April 2025 Board meeting

The petition is presented and dismissed

Residents presented the petition at the Board meeting. They report being told that this was "not the time or the place," that they naturally opposed the project because it was in their backyard, and that their petition was not valid.

According to those present, the Board did not disclose during that exchange that DEP had already issued the North Shore exemption approximately three weeks earlier.

A neighbor also reports being told that the Board was going to allow Weston to proceed because he did a great deal for the community and this was something he wanted to do. That statement remains an attributed witness account unless the speaker and listener can be identified and the wording confirmed.

Basis: Resident witness accounts; the March 25 exemption date is documented.

Spring 2025

Members begin requesting Association records

Unable to obtain clear answers, members requested financial records, contracts, meeting minutes, plans, bids, and other Association materials. After multiple requests were allegedly denied, delayed, or left incomplete, at least one resident retained an attorney to assist in obtaining records.

When partial records were eventually produced, residents found some bids relating to the boat-ramp project but did not find the bid the Board had selected. They also found the North Shore dock drawings, confirming that the project remained active despite the surrounding neighbors' objections and the earlier representation that it would not proceed.

Basis: Records requests, attorney correspondence, and the produced documents should be organized by request and production date in the master evidence file.

Beginning of July 2025

Boat-ramp dock construction begins without advance notice to adjoining canal residents

Construction of the separate boat-ramp dock project began around the beginning of July. Adjacent canal residents report that they did not know construction was beginning until the first piling was driven.

The boat-ramp project had not been separately identified for membership discussion or approval during the prior annual budget process. The experience reinforced residents' concerns that major park projects were advancing without meaningful notice.

Basis: Resident accounts. The later DEP boat-ramp inspection establishes the approved scope and what was ultimately constructed, but those later findings belong in the subsequent chronology.

Early July 2025

A neighbor forwards the North Shore DEP materials obtained through an attorney

A neighbor forwarded the DEP information to Shauna and Andrew. They did not immediately review the lengthy material in depth.

Basis: Resident account and the North Shore DEP file.

Mid-July 2025

A serious family medical emergency delays review of the records

A serious family medical emergency requiring hospitalization delayed Shauna and Andrew's review of the DEP materials until later in July.

Basis: Personal chronology. Included to explain the timing of the residents' review and response.

Late July 2025

Residents discover the administrative-petition process and decide to try it

When Shauna and Andrew were finally able to examine the DEP materials more carefully, they noticed the notice-of-rights language explaining that a person whose substantial interests were affected could petition for an administrative proceeding.

They had not received notice of the project or the March 25 exemption when it was issued. They had no experience with DEP administrative proceedings and did not know whether the process would apply, but they decided to submit a petition and allow DEP to determine whether it could proceed.

DEP accepted the filing for processing. More than two dozen neighbors submitted letters supporting the effort and expressing concerns about the North Shore dock.

Basis: DEP notice-of-rights language; resident account; petition and support letters. Acceptance for processing did not constitute a final determination that the petition was timely or that petitioners were entitled to prevail.

The original purpose of the DEP petition

The petition was not initially intended to produce a full administrative hearing. Residents hoped the filing would cause the Board to pause the project, disclose what had occurred, speak with the affected neighbors, and work toward an agreement before the project became irreversible.

By then, residents had already:

- Presented a petition signed by 19 surrounding neighbors;
- Attended Board meetings and asked questions;
- Requested plans, financial information, bids, minutes, and other records;
- Asked that the project be stopped or paused; and
- Requested an opportunity for the membership to consider and vote on the park projects.

Those efforts had not produced a pause or meaningful negotiation. The DEP filing was another attempt to create time for discussion and prevent the project from becoming a completed fact. The Board still did not agree to pause the project or reach an accommodation with the affected residents.

PART III | COMMUNITY ORGANIZING AND THE SPECIAL-MEETING PETITION

July-August 2025

Residents' access to the official Facebook page becomes restricted

Residents initially attempted to distribute information and ask questions through word of mouth and the Association's official Facebook page. According to those involved, some posts were not approved, comments

were restricted or shut down, and certain residents were blocked, while negative commentary directed at residents opposing the projects was permitted.

Because the official page was no longer viewed as a reliable way to reach the community, approximately ten neighbors organized the Save Our Parks group, created an independent Facebook page, prepared community mailings, and planned an informational meeting.

Basis: Resident accounts and September 2025 community mailer.

August 12, 2025

Save Our Parks holds an independent community meeting at Lakeside Park

Approximately 60 residents attended, far more than the organizers expected. Many attendees said they had not known the extent of the park projects or related spending.

Then-president Timothy Newton attended and interrupted the presentation being given by Lauryn. Residents questioned the projects, the lack of notice, and the Board's refusal to pause the work.

At the conclusion of the meeting, Newton reportedly patted his pockets while saying words to the effect that, if there were a lawsuit, it was "not coming out of my pockets." Because the precise wording remains a witness recollection, it should stay attributed to the people who personally heard it.

Residents also circulated a petition demanding a special membership meeting to vote on the park projects. The petition document is dated August 12; it was delivered to the Association on August 19.

Basis: Petition for Special Meeting dated August 12, 2025; resident and witness accounts.

August 15, 2025

A building-permit application for North Shore is reportedly submitted

The September community mailer states that the Board applied for a building permit for the North Shore dock on August 15, three days after the independent meeting. This date should remain identified as reported in the mailer until the corresponding Martin County filing record is placed in the evidence file.

Basis: September 2025 North River Shores Neighbors mailer; county filing record still to be paired with this entry.

August 19, 2025

The special-meeting petition is delivered to NRSPOA

The petition invoked Article I, Section 2 of the NRSPOA bylaws and requested a membership meeting to vote on two subjects: stopping projects then in progress or planned, and retaining parks designated as passive in their existing passive use rather than changing them to active uses.

The Board accepted or validated the petition sufficiently to schedule a special meeting. The meeting was ultimately placed one hour before the November 18 annual meeting.

Basis: Petition for Special Meeting dated August 12 and delivered August 19, 2025; resident account of Board validation and scheduling.

Timing under the bylaws

Article I, Section 2 requires a petitioned special meeting to be held within 60 business days following receipt of the petition. The August 19 petition preceded the November 18 meeting by 91 calendar days, or 65 weekdays when the delivery date is excluded. Because the bylaws do not define which holidays, if any, are excluded as nonbusiness days, this timeline does not make a final determination about compliance with the 60-business-day requirement.

PART IV | DEP IDENTIFIES THE BOAT-RAMP OVERBUILD

March 25, 2025

DEP issues a separate Verification of Exemption for the boat-ramp docks

The later complaint-inspection report identifies a separate boat-ramp Verification of Exemption, ERP File No. 43-0458411-001-EE, issued on behalf of Timothy Newton. The report describes the authorized work as removal of the existing dock and installation of two replacement docks. This boat-ramp file is distinct from the North Shore exemption discussed earlier in the timeline.

The report describes the proposed docks as 480 and 584 square feet but states that their combined overwater area was 964 square feet. Because 480 plus 584 equals 1,064, those figures contain an apparent 100-square-foot arithmetic inconsistency. The later compliance finding did not depend on that total; it relied on the 1,000-square-foot exemption ceiling and DEP's field measurement of 1,132 square feet.

Basis: DEP Complaint Inspection Report, ERP File No. 43-0458411-001-EE, site history and inspection overview.

October 23, 2025

DEP receives a complaint concerning the constructed boat-ramp docks

DEP recorded a complaint stating that the two constructed docks exceeded 1,000 square feet of combined overwater surface area.

Basis: DEP Compliance Assistance Offer and inspection report, Complaint No. 43134.

November 3, 2025

DEP conducts a complaint inspection at the boat ramp

DEP staff measured the northern dock at approximately 458 square feet and the southern dock at approximately 674 square feet, for a combined overwater area of approximately 1,132 square feet.

The applicable exemption allowed no more than 1,000 square feet. DEP therefore identified 132 square feet of unauthorized overwater structure and classified the matter as minor non-compliance. DEP reported that resources did not appear to have been impacted.

Basis: DEP inspection report. The site-history page contains an apparent 'November 3, 2023' typo; the cover letter, inspection heading, complaint date, photographs, and signatures establish the inspection date as November 3, 2025.

Approved scope compared with DEP's measurements

Record	North dock	South dock	Combined
Exemption threshold	-	-	1,000 sq. ft. maximum
DEP field measurements	458 sq. ft.	674 sq. ft.	1,132 sq. ft.

Because the report's proposed-area figures are internally inconsistent, the comparison below retains the 1,000-square-foot exemption ceiling and DEP's 1,132-square-foot field measurement that support the compliance finding.

November 6, 2025

DEP issues a Compliance Assistance Offer to NRSPOA

DEP sent the letter to NRSPOA, care of Timothy Newton, using Dave Weston's email address. The Department requested a written response within 15 days and warned that failure to respond promptly could result in formal enforcement proceedings.

DEP directed the Association to modify the docks within 30 days of receiving the letter so their combined overwater surface area would be 1,000 square feet or less, notify DEP upon completion, use proper turbidity controls during all phases of modification, and permit a follow-up inspection within 30 days after completion.

Basis: DEP Compliance Assistance Offer dated November 6, 2025.

PART V | NOVEMBER 18 SPECIAL AND ANNUAL MEETINGS

November 18, 2025 - Special meeting

The petitioned meeting is placed one hour before the annual meeting

The Board scheduled a special meeting immediately before the annual meeting. Residents report that it was not meaningfully announced as a separate voting meeting and that the Association did not mail notices and ballots enabling members to vote on the two questions stated in the petition.

A large number of residents attended, and residents report that a quorum was present. Nevertheless, the requested votes were not conducted and the petitioners were given little opportunity to present the matters for which the meeting had been demanded.

Scheduling time labeled as a special meeting therefore did not produce a membership vote on whether to pause the projects or retain the passive parks in their existing use. The final legal effect of the meeting's notice, timing, and conduct is reserved for analysis against the bylaws and complete meeting record.

Basis: Resident accounts; petition; meeting notice, agenda, minutes, attendance record, and any recording should be attached when assembled.

November 18, 2025 - Annual meeting

Members again request a pause, while the boat-ramp compliance issue is not disclosed

The annual meeting had a large turnout. Residents again asked that the park projects be paused until the membership could receive full information and vote. They report that the Board would not agree.

By that date, DEP had already inspected the boat-ramp docks, measured a 132-square-foot overbuild, and issued the November 6 Compliance Assistance Offer. Residents were waiting to hear the matter addressed at the annual meeting, but it was not mentioned to the membership.

The date on which attorney John Wallace was first contacted or retained is presently unknown. The chronology should not claim that he was involved before the November 18 meeting merely because members learned of his involvement later.

Basis: Resident accounts; DEP November 6 letter. Attorney-retention date remains unconfirmed.

Annual-election ballot handling

Residents report that mail-in ballots had been opened or counted before the annual meeting. Ballots delivered at the meeting were then taken from the meeting site rather than being fully counted and announced in front of the membership. Initial results were not announced for several days, and complete tabulated results were not

provided promptly despite repeated member requests. The precise dates of each release should be added when the dated announcements and records responses are assembled.

The bylaws and Robert's Rules issues concerning ballot custody, teller reporting, and announcement of results will be analyzed separately. This chronology records the handling residents observed without declaring the election legally invalid.

PART VI | YEAR-END RESPONSE TO THE BOAT-RAMP ISSUE

December 5, 2025

A General Permit/Notice of Intent is submitted concerning the boat-ramp docks

John Wallace of Smith Hulsey & Busey submitted a General Permit/Notice of Intent on behalf of NRSPOA following the DEP compliance finding.

The filing demonstrates Wallace's involvement by December 5. Standing alone, however, a regulatory authorization filing does not establish when he was originally retained or prove that the Association had already engaged in court litigation.

Basis: December 5, 2025 General Permit/Notice of Intent and related DEP records.

December 2025

The boat-ramp project remains a regulatory and financial concern

Instead of the overbuild being disclosed and discussed with the membership at the November 18 annual meeting, the matter proceeded through additional regulatory work after the meeting.

The records presently available establish that the constructed docks exceeded the exemption threshold, DEP required corrective action or another authorization path, and outside counsel was involved by December 5. The documents still need to be aligned to determine the complete cost, the exact date and scope of counsel's engagement, and what final corrective work or authorization occurred.

Basis: DEP records and resident account.

WHERE MATTERS STOOD ON DECEMBER 31, 2025

By the end of 2025, residents had spent more than a year trying to learn what was planned for North Shore Park and the boat ramp, obtain Association records, secure a pause, and bring the projects to a membership vote. The available documents establish that North Shore project work began in September 2024, formal plans and environmental authorization followed, and surrounding residents did not receive the March 25 DEP decision through the certificate of service.

Residents responded first through petitions, records requests, Board-meeting attendance, community mailings, an independent informational meeting, and a formal demand for a special membership meeting. Although the Board scheduled a meeting on November 18, residents report that the requested park votes were not conducted.

At the same time, DEP determined that the separate boat-ramp docks had been built to approximately 1,132 square feet - 132 square feet beyond the exemption threshold. DEP issued a compliance letter before the annual meeting, but residents report that the matter was not disclosed there. A further regulatory filing was made through attorney John Wallace on December 5.

The DEP petition concerning North Shore later developed into a formal administrative proceeding. The referral, hearing, timeliness dispute, construction of the North Shore dock, related legal expenditures, and disposition of the administrative matter belong in the 2026 continuation of this timeline.

PART VII | MEMBERS DEMAND ANOTHER SPECIAL MEETING

December 4, 2025

A new special-meeting petition is prepared

A second petition for a special membership meeting was dated December 4, 2025. Unlike the earlier petition, it described three detailed subjects for membership action.

- Recall and replacement of directors: Members would vote separately to remove or retain each director who had served before the November 18, 2025 annual meeting. Directors elected to their first full terms at that annual meeting were expressly excluded. Any resulting vacancies would be filled by membership vote after nominations from the floor.
- Termination of park projects: Members would vote on terminating the proposed North Shore dock, the Lake Park fishing-dock project, and associated plans, while prohibiting construction of new boat ramps in the four NRSPOA parks.
- Formation of a Bylaws and Covenants Committee: Members would vote on creating a committee to develop proposed amendments concerning approval of major capital projects, limits on expenditures beyond the membership-approved budget, and preservation of the parks.

Basis: Special-meeting petition dated December 4, 2025 and delivered January 13, 2026.

The petition included written justifications concerning the 2025 election process, capital-project spending, records access, communication with the membership, and the Board's failure to submit the park projects for membership approval. The December 4 date reflects when the document was prepared; January 13 is the controlling delivery date for the following deadlines.

January 13, 2026

The completed petition is delivered at the Board meeting

The petition was delivered in person at the January 13 Board meeting and was supported by approximately 46 properties.

Article I, Section 2 of the bylaws allowed members to call a special meeting by delivering a complete original petition in person at a Board meeting. The petition required at least 25 members of record in good standing and had to clearly state the meeting's purpose. The January petition substantially exceeded the numerical threshold and described the three proposed subjects in detail.

Article II, Section 11 separately gives Association members the power to recall a director by calling a special meeting for that purpose and taking a vote at the meeting. The petition therefore invoked a process through which the members themselves could decide whether each identified director should be retained or removed.

Basis: NRSPOA Bylaws, Article I, Section 2 and Article II, Section 11; petition and signature pages.

January/February 2026

The SCOOP tells members North Shore construction will wait for resolution of the DEP matter

In its January/February 2026 newsletter, NRSPOA described the North Shore dock as a 2026 project intended to increase community amenities, estimated its cost at approximately \$22,000, and stated: "Project will commence once DEP complaint filed by POA member has been resolved."

This was a direct, contemporaneous representation to the membership that construction would not begin while the DEP matter remained unresolved.

The same issue also described the Lake Park dock replacement as Board-approved and funded from 2025 accounts and stated that responding to the related complaint had cost the Association approximately \$5,000 at that point.

Basis: The SCOOP, January/February 2026, page 7. The meeting-minutes heading on page 6 says January 13, 2025, an apparent date error within an issue otherwise labeled January/February 2026 and discussing 2026 projects.

The governing timeline

After receipt of the complete petition, the bylaws established the following procedure:

- The Secretary was to present the request to the Board at its next regularly scheduled meeting;
- The special meeting was to be held within 60 business days after receipt;
- Meeting notice was to be mailed to members at least 30 days in advance;
- Proxy forms and absentee ballots were to be mailed before a meeting at which Association votes would be taken;
- Ten percent of members of record in good standing constituted a quorum unless a particular issue required a super quorum;
- A majority of votes cast in person, by proxy, or by absentee ballot prevailed unless otherwise specified; and
- Robert's Rules of Order governed parliamentary procedure.

The recall provision provided two alternatives: a majority of Association members could sign a recall document, or members could call a special meeting and vote on recall. The petitioners selected the special-meeting method; it did not require advance recall signatures from a majority of the entire membership.

February 17, 2026

The Board acknowledges that the petition is valid

At the February Board meeting, the Board publicly acknowledged that the petition was valid. The Board therefore knew that a sufficient petition had been delivered, recall was an express purpose, votes concerning the park projects were requested, mailed voting materials would be necessary, and the meeting had to occur within the bylaw period.

Nevertheless, the Board did not announce a meeting date or mail the required voting materials. One Board member reportedly continued asking for a meeting date but described the response as "crickets." She believed the other directors were trying to avoid scheduling it. That statement remains an attributed witness account unless supported by a recording or written communications.

Basis: February 17, 2026 Board-meeting account; supporting recording or minutes to be paired when assembled.

After February 12, 2026

Petitioners rely on the Chapter 617 notice safeguard

Florida Statute section 617.0701(3)(f) provides that, when notice of a properly demanded special meeting is not given within 30 days after receipt of the demand, a person who signed the demand may set the meeting's time and place and give notice.

The statute focuses on whether notice was given within 30 days, not merely whether the Board privately discussed or selected a possible date. Because no meeting notice was given within 30 days after January 13, the petitioners relied on this provision to set and notice the meeting themselves.

This statutory position depends upon NRSPOA being governed by Chapter 617's special-meeting provisions rather than falling within an exclusion in subsection (6). The petitioners' position was that NRSPOA is a voluntary Chapter 617 corporation, not a mandatory Chapter 720 homeowners' association.

Basis: 2025 Florida Statutes, section 617.0701(3)(e)-(f) and (6).

First week of March 2026

Petitioners mail notice and voting materials for April 7

Having seen how the 2025 petition was handled, the organizers carefully tracked the deadlines. They waited until the Board's 30-day notice period had expired and gave the Board additional time to act before sending their own meeting notice, information, proxy forms, and absentee ballots.

April 7 was selected as the 60th Monday-through-Friday weekday after the January 13 delivery date, excluding January 13 itself. The materials were sent approximately 30 days before the meeting. The bylaws, however, require 60 business days, not simply 60 weekdays. Because the bylaws do not define whether holidays are excluded, this is recorded as the organizers' calculation, not a definitive legal interpretation.

Basis: Mailing records and organizers' calculation; NRSPOA Bylaws, Article I, Sections 2-3.

March 2026

The Board does not provide the requested membership list

The petitioners requested NRSPOA's current membership list for mailing and voter check-in. The Association did not provide the list in response to that request.

One Board member wanted the Association to follow its governing documents and provide the list but was reportedly told that she was not permitted to do so. Without an official list, the organizers purchased owner names and mailing addresses, used a color-coded NRSPOA property map updated in November 2021, compared addresses against the map, and narrowed the mailing list as carefully as possible.

The older map was not treated as a perfect current list. It was a working tool used because the official membership information had been withheld.

On April 7, the day of the special meeting, the petitioners received a membership list from a Board member to help verify voter eligibility at check-in.

Basis: Resident account; November 2021 color-coded NRSPOA map; mailing and membership records.

Early March 2026

The North Shore DEP matter advances toward a hearing

At approximately the same time, the North Shore DEP challenge had advanced into the administrative-hearing process, and a hearing was ultimately scheduled for June 23, 2026.

The residents had not intended their filing to become a full hearing. They had hoped it would cause the Board to pause construction, disclose the project, and negotiate with the affected neighbors.

The Association retained John Wallace, an attorney from Jacksonville who was also handling another DOAH matter concerning a different park. The precise referral, assignment, scheduling, and appearance dates should be stated from the corresponding DOAH orders rather than characterized generally as "DOAH approval."

Basis: DOAH scheduling records and resident account.

March 25, 2026

Construction begins despite the SCOOP statement, the scheduled vote and the pending hearing

Despite having just told members that the project would commence once the DEP matter had been resolved, the Board proceeded while that matter remained pending. The special-meeting petition had been acknowledged as valid, members were scheduled to vote on terminating the North Shore project on April 7, and the DOAH hearing concerning the exemption was scheduled for June 23.

North Shore construction began March 25 - only 13 days before the special meeting and approximately three months before the scheduled administrative hearing.

This timing is significant for three separate reasons: construction contradicted the sequence publicly described in the recent SCOOP; it began before members could cast the petitioned vote; and it began before the pending administrative challenge could be heard.

The Board did not merely continue preliminary planning while awaiting those proceedings. It began physically constructing the project that the members were about to vote on terminating.

Basis: January/February 2026 SCOOP; construction chronology, contractor records and photographs; April 7 meeting notice; DOAH scheduling record.

April 7, 2026

Petitioners conduct the special membership meeting

Despite the difficulty of reconstructing the mailing list, securing a location, preparing voting materials, and conducting the meeting without the Board's cooperation, the organizers implemented a formal meeting process.

Physical attendance appeared larger than at the 2025 annual meeting, and members repeatedly complimented the organizers on how professionally the meeting was conducted. This comparison concerns people physically present, not total annual-meeting ballots, which also included mailed votes.

The meeting process included the following safeguards:

- A voter check-in station and membership verification;
- Processing of proxy and absentee ballots;
- An agenda limited to the petitioned subjects;
- Parliamentary procedure under Robert's Rules;
- A teller committee;
- Public ballot counting; and
- Announcement of results before adjournment.

Basis: Meeting records, ballots, teller materials, check-in records, photographs, video and witness accounts.

PART VIII | MEMBERS APPROVE ALL THREE SPECIAL-MEETING QUESTIONS

April 7-8, 2026

The membership votes overwhelmingly for recall, project termination and a Bylaws Committee

At the April 7 special meeting, every question on the ballot was approved by a large margin. Members voted to recall every director listed on the recall ballot, terminate the identified dock and boat-ramp projects, and create the proposed Bylaws and Covenants Committee.

The meeting initially processed 77 ballots against a 36-member quorum requirement. After the public count, the tellers conducted a quiet re-review, removed duplicate parcel ballots and ballots determined not to be from eligible members, and certified 71 valid ballots on April 8. The corrected certification did not change any outcome.

The recalled directors were Timothy Newton, Dave Weston, Jaime Pardinias, Brian Lelli, Brent Graeser, Frederick Ernst and Bianca Robertson. The recall vote did not apply to directors elected to their first full terms at the November 18, 2025 annual meeting.

The certified notice also recorded membership approval of terminating the park projects and forming the Bylaws and Covenants Committee. The results had been counted publicly and announced after tabulation.

Basis: April 7 teller materials; April 8 corrected certification; certified notice to the Board and Association agent.

After April 8, 2026

The recalled directors do not step down

The certified results were delivered to the Association's agent, the remaining director and other relevant parties. The recalled directors nevertheless continued acting as Board members and did not provide the petitioners with a contemporaneous explanation for refusing to recognize the results.

The petitioners' position was that the recall became effective when the votes were properly counted, announced and certified. The recalled directors' continued authority became disputed and the controversy moved into civil court for judicial resolution.

This entry records the certified membership action and the subsequent dispute. It does not represent that a court had already adjudicated the recall's validity at that point.

Basis: Certified notice; communications to the Association and its agent; allegations and filings in the later civil action.

PART IX | NORTH SHORE DOAH CASE ENDS ON TIMELINESS

June 23, 2026

The North Shore administrative hearing occurs

The North Shore DEP matter proceeded to the scheduled DOAH hearing. The residents had originally filed in the hope of pausing construction and encouraging an agreement, not with the expectation that the matter would require a full evidentiary proceeding and extensive attorney involvement.

The petitioners had believed they were permitted to proceed because DEP accepted their request for additional time and processed the petition after they explained that the affected neighbors had never received notice of the March 25, 2025 exemption. Acceptance and processing, however, did not amount to a final ruling that the petition was timely.

Basis: DOAH proceeding and resident account. The precise procedural orders should remain attached to the master evidence file.

After the June 23 hearing

The case is dismissed on the threshold question of timeliness

The administrative matter ended because the petition was found untimely under the applicable 21-day filing period. The decision treated the date the neighbors received the exemption information by email from another resident as the operative notice date, rather than starting the period only upon formal notice from DEP.

The email had been received in early July 2025, and the DEP petition was not filed until the first week of August. During that period, a serious family medical emergency requiring hospitalization delayed the residents' review and response.

The medical emergency explains the delay in reviewing and acting on the documents, but it did not prevent the administrative tribunal from applying the 21-day filing period.

Because the case was resolved on timeliness, the tribunal did not decide the substantive navigation and safety questions. The dismissal therefore was not a finding that the dock was safe, that canal congestion was impossible, or that the affected neighbors' navigation concerns lacked merit. Those issues were never adjudicated.

Basis: DOAH disposition and resident chronology. Exact email and filing dates should be taken from the admitted exhibits and final order.

PART X | REPORTED COSTS AND POSSIBLE DUES INCREASE

August 2026 Board meeting

The Board reports major legal costs and warns that dues may increase sharply

At the August 2026 Board meeting, members were reportedly told that the Association had spent approximately \$34,000 on the Lake Park administrative matter, which proceeded to a hearing in February 2026, and approximately \$28,000 on the North Shore matter, which was heard on June 23, 2026. The January/February SCOOP separately placed the cost of constructing the North Shore dock itself at approximately \$22,000.

Based on the reported amounts, the two administrative matters totaled approximately \$62,000. The SCOOP separately estimated North Shore dock construction at approximately \$22,000. Adding those amounts yields approximately \$84,000 in reported legal costs and estimated construction costs, before any other project, compliance or civil-litigation expenses. The construction estimate should not be treated as an amount actually paid without invoices. Residents report that Lake Park repairs were still incomplete as of August 2026.

The Board also reportedly said Association dues might have to double in the following year because of litigation costs and placed responsibility for those financial consequences on the residents who raised the challenges.

Basis: Reported statements at the August 2026 Board meeting; January/February 2026 SCOOP; resident observation concerning the status of the Lake Park repairs. Meeting recording, minutes, invoices, project records and financial ledger should be paired with this entry when available.

Reported cost comparison

Reported item	Approximate amount
Lake Park administrative matter (February 2026 hearing)	\$34,000
North Shore administrative matter (June 2026 hearing)	\$28,000
North Shore dock (SCOOP estimate)	\$22,000
Combined reported / estimated total	\$84,000

The legal-cost figures reflect reported Board statements; the construction amount is the SCOOP's estimate. They are not audited or invoice-verified totals.

Available choices and responsibility for the spending

Once administrative challenges were filed, the Association could choose to defend the exemptions if it wanted to preserve the projects. That does not establish that the Board was legally required to defend every matter through every stage regardless of cost. Potential alternatives included pausing the projects, declining to rely on the disputed exemptions, modifying the plans, negotiating with affected neighbors, or seeking direction from the membership before incurring further expense.

The record developed so far does not show that those choices and projected legal costs were presented to the membership for discussion or approval before the expenditures were incurred. Accordingly, the timeline should not characterize the reported dues increase as an unavoidable result caused solely by the residents who sought review. The financial outcome also reflects the Board's decisions concerning project timing, construction, settlement and legal defense.

WHERE MATTERS STOOD IN AUGUST 2026

By August 2026, the North Shore dock had been constructed despite the SCOOP statement that work would wait for resolution of the DEP matter, despite the scheduled April 7 membership vote, and before the June 23 administrative hearing. The membership had voted overwhelmingly to terminate the projects, recall every listed director and form a Bylaws and Covenants Committee, but the recalled directors continued acting as the Board and the recall dispute moved into court.

The North Shore administrative case ended on timeliness without deciding navigation or safety. At an August Board meeting, approximately \$62,000 in combined costs were reportedly attributed to the February Lake Park and June North Shore administrative matters. The SCOOP had separately estimated the North Shore dock construction at approximately \$22,000; that amount has not been verified here as an actual expenditure. Residents reported that Lake Park repairs were still incomplete. The Board also warned that dues might have to double. Members had not been given a prior vote on whether the projects and defense costs justified that exposure.

This chronology distinguishes the residents' act of raising concerns from the Board's responsibility for choosing how the Association responded. Filing a challenge created a matter the Board had to address; it did not eliminate the Board's ability to pause, negotiate, seek membership direction or control the amount spent.

PRIMARY RECORDS USED FOR THIS SECTION

- North Shore DEP Verification of Exemption, File No. 43-458418-001-EE, filed March 25, 2025, including the February 2025 project drawings.
- Petitions concerning North Shore Park and the requested special membership meetings, dated April 14, August 12 and December 4, 2025, with signature pages and delivery records.
- September 2025 North River Shores Neighbors mailer and the January/February 2026 SCOOP, used as contemporaneous summaries but corrected where later records provide greater precision.
- Boat Ramp DEP Compliance Assistance Offer and Inspection Report dated November 6, 2025, and the General Permit/Notice of Intent submitted December 5, 2025.
- NRSPOA Second Amended Bylaws and 2025 Florida Statutes, section 617.0701.
- April 7, 2026 special-meeting notices, mailing records, ballots, proxies, check-in records, teller materials, April 8 corrected certification and certified notice of results.
- DOAH orders, hearing records and final disposition relating to the June 23, 2026 North Shore administrative hearing.
- Civil-court filings concerning recognition of the April 7 recall.