

See For Yourself

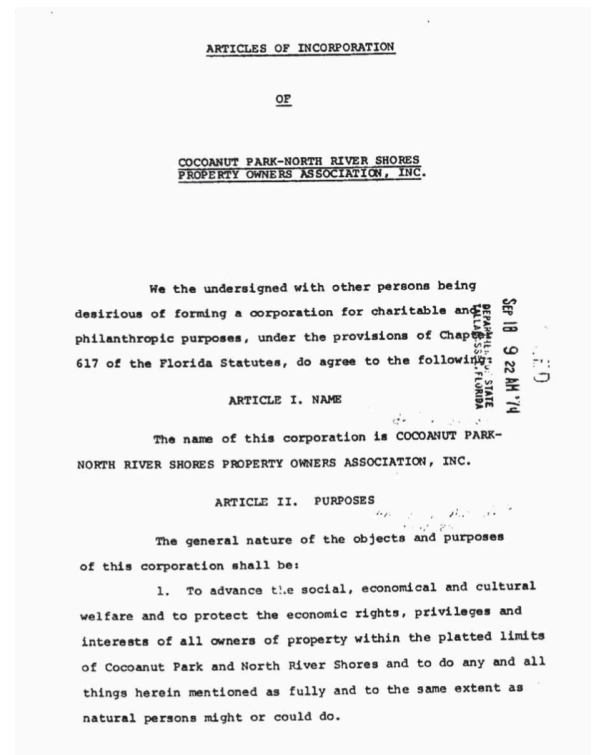
Updated 10/24/2026

Please Take the Time to Absorb This

We, as a community, have stood by while our current NRSPOA Board rushed construction to install a dock at North Shore Park and created an untenable situation.

This dock installation started March 25, 2026 despite the following:

- 1) Our primary governing document, the NRSPOA Articles of Incorporation, states that the purpose of this corporation shall be to “advance the social, economical and cultural welfare and to protect the economic rights, privileges and interests of all owners of property”. Note that it states “all owners”. The property owners closest to North Shore Park do not have their “economic rights, privileges, and interests” protected. You will see why if you read to the end of this article.



- 2) Our Park Regulations state that mooring is not allowed unless you are launching or retrieving boats and for only 10 minutes at a time. This implies ten minute mooring is ONLY allowed at the boat ramp. Please see the Governing Documents section to view entire NRS Park Regulations.

5. Mooring of boats to dock or shoreline permitted only during periods of launching or retrieving of boat. Docking or mooring time limited to 10 minutes.

- 3) In 2013, the Board and park committee determined that this location was unsuitable for proposed capital improvements because of the park's limited size, orientation, and proximity to surrounding homes. See the Scoop from Jan/Feb 2013 below. This same Scoop goes into detail the decision making process. See Scoop Newsletters section to read more of the newsletter.

The SCOOP!

es Community

Volume XXXVIII, No. 6

January/February 2013

The Votes Are In !

The residents of our community have been asking for improvements to our 5 community parks for several years. You may recall a previous park survey that was sent to members several years ago. The 2012 NRS Board of Directors (Board) worked together with residents and our parks committee to develop a park improvement master plan for our community. We quickly realized that the size and location of each of our parks was a major factor to consider what improvements were practical and appropriate for each park location. The committee determined that major improvements to the park on NW Fork Road were not practical given the park's size and orientation to adjacent homes. The park on NW Spruce Ridge also has similar size and orientation constraints. Nosaw Park already has the boat ramp, dock, basketball court and picnic tables, with the remaining space used for boat trailer parking. The Duck Pond Park has little physical room left for major improvements, but a drinking water fountain for residents and their pets was a recommendation and was determined to be feasible. That left us with Lake Park on Lakeside Trail. The size, orientation, and location of Lake Park provides for a wide array of potential park improvement options, including a club house, pool, tennis courts, fishing pier, child play set, picnic pavilion, volleyball, horseshoes, etc.

- 4) This dock was not budgeted for, nor communicated to nearby home owners or members.
- 5) There was a Special Meeting called by the members empowered by the authority of the bylaws and Florida Statute 617 to be held on April 7, 2026 to address this project.
- 6) The dock was described in several different ways, in what appears to be an attempt to deceive. The article by the Board in the Scoop described it as “a calm place to sit on the water” and to be used by a “fisherman or kayaker”.

North Shore Park dock addition Projects purpose is to increase the amenities for our community. ie, A calm place to sit on the water without boat ramp traffic. Yes, it may be used by a fisherman or kayaker. Cost is +/- \$22,000. Project will commence once DEP complaint file by POA member has been resolved.

Tim Newton testified in a DEP hearing that the dock provides “a chance to get a great sunset from that park so now they don't have to look over the mangroves.” The photo to the right shows that the mangroves don't block the sunset. No dock is needed for that purpose. See Court Orders and Prior Cases section for more info.



The Martin County permit application submitted by the Board states that this is a mooring dock. Even though mooring isn't permitted here by park regulations. This is an excerpt from the Martin County permit application found online on the Martin County website.

Proposed Activities

The applicant is proposing to construct a 380 sq. ft. fixed dock (includes 20' of access landward of the mangroves) and install a 180 sq. ft. floating dock. The 4' wide dock access is designed to be 5' above mean high water or the substrate and have 1/2 spacing between the deck boards as it traverses the mangrove fringe and has been located in a narrower area of the mangrove fringe. The dock is to provide kayak and paddleboard access for the residents of North River Shores. It will also provide temporary parallel mooring for 2 vessels to allow for loading and unloading of the vessels for the community residents. Vessel size will vary and any vessel temporarily moored at the dock will maintain sufficient clearance from the vessel to the substrate to avoid bottom scouring.

Now What?

The current dock configuration is not usable by a kayaker. The proposed addition of a floating dock wouldn't provide easy access to launch a kayak and would put more dockage even closer to neighboring properties.

This email below emerged from members' records that could help understand why this dock was installed in an accelerated manner and provide motive. Note sentences that are underlined with an arrow pointing at them.

From: dave daveweston.com <dave@daveweston.com>
Sent: Tuesday, April 26, 2022 2:25 PM
To: KATHRYN KAIDY
Cc: Brown, Jon; DiBartolo, Suzy; Julie Angello; Lisa Greene; O'Bannon, Lindsay; Ravitsky, Mike; Will Glover; Tammy Malinowski
Subject: Dock and ramp project

NRS board,

I went ahead and called the guy that did my dock Dockscapes for a quote on the back fill and adding a dock and extending a dock and he actually came out today to look at it.

He said \$2500-\$3000 to back fill the ramp. There is 8-12 inch drop off he measured it while we were there. And then \$45 a square foot for the dock.

I need to get ahold of the original permit for our boat ramp as that will tell us how involved or a permit we need for the back fill.

The dock is going to require Engineer drawings \$1500, sea grass survey, DEP and army core permits before we can get a county permit. Which are all easy to get once we have the drawings done.

We may even want to get a \$1500-\$3000 riparian survey done to see how we can maximize the space.

I personally think we should add as many finger docks over there as we can it would be a value to the dry lot houses and bring up our overall values. How we manage the dock slips would be the biggest debate in doing it. Not sure if you charge per night or bill the non water housing more or allow for members to pay into the build for access.

Always Fishing,
><((((((((((e>
Captain David Weston MBA
561-878-1980 office
305-978-4113 cell



This overbuild at both the boatramp and North Shore Park give credence to this vision to build boat slips in complete violation of our governing documents and any sense of neighborhood civility. North River Shores is known for its wide open spaces and natural beauty. We are not South Florida or the Manatee Pocket where docks are squeezed in.

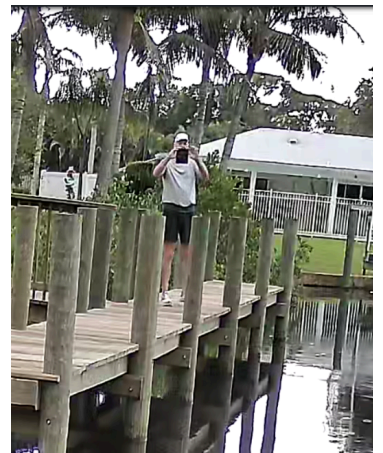
And that was just the beginning...

A lawsuit was filed to halt the dock construction. It is held up in court.

The dock was built two feet higher than the other parks' or nearby docks. No floating dock was attached because, according to Tim Newton, it wasn't funded. The seemingly unnecessarily oversized dock is uncomfortably close to the neighbors' yards.

After construction, there appeared to be an orchestrated attempt to intimidate the household that filed the lawsuit.

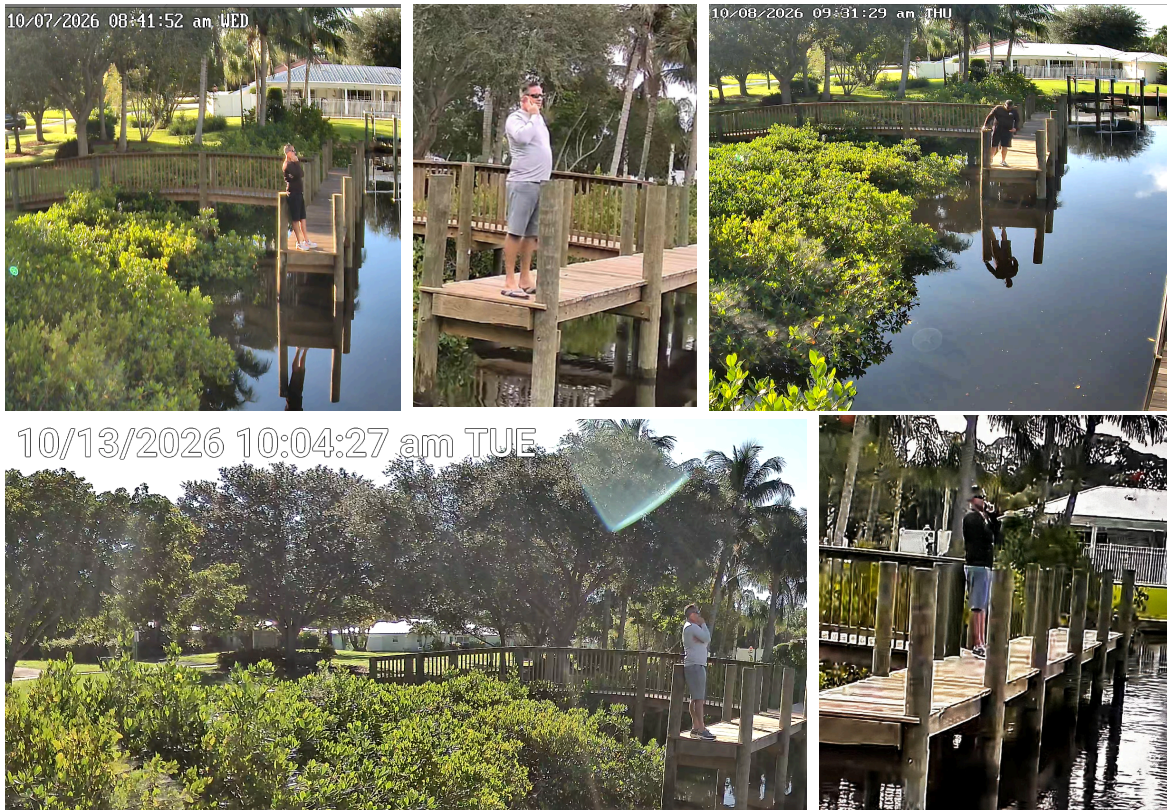
Several individuals came to take photos of the neighbors' property.



Others came to stare when standing as close as possible.



Some choose to have loud cell phone conversations while standing on the closest section of the dock in what seems to be a deliberate effort to disrupt peace and quiet. Please note the dates on the photos.



And still others chose and still are choosing to visit the park in the dark.

The photographs on the next page document activity well beyond the park's stated closing time which is sunset. Motion sensing cameras that were installed long before the dock was installed document nighttime activity.

May 27, 2026, ~10:18 p.m.

June 14, 2026, ~1:05 a.m.

June 18, 2026, ~12:47 a.m.

July 5, 2026, ~ 2:40 a.m.

October 4, 2026, ~2:23 a.m.

October 9, 2026 , ~10:45 p.m.

With the proximity of the docks to the neighboring homes, these night visits when the park is closed can be construed as harassment.

Bright lights shining into your windows and sliding glass doors is disruptive at a minimum and can easily escalate to stressful and frightening depending on the time of night and whether you were sleeping. Movement

06/14/2026 01:05:51 am SUN



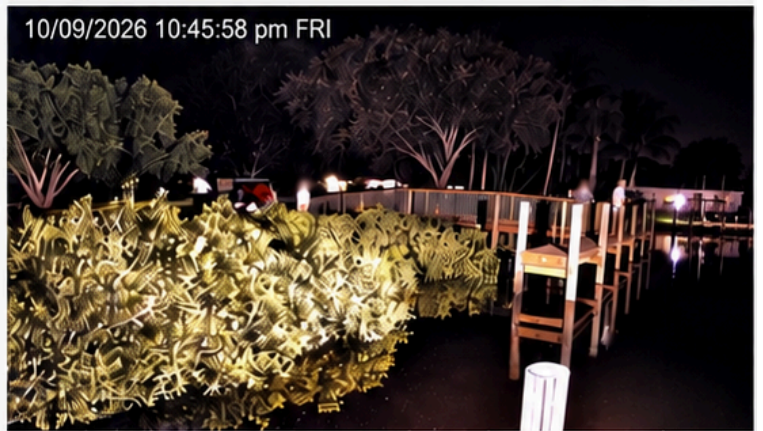
06/18/2026 12:47:20 am THU



07/05/2026 02:40:12 am SUN



10/09/2026 10:45:58 pm FRI



06/14/2026 01:05:35 am SUN



05-27-2026 10:17:21 PM



05-27-2026 10:18:21 PM



05-27-2026 10:18:34 PM



What may seem like a brief visit to the dock when it is closed can result in interrupted sleep, heightened stress, and another night of feeling unsettled in one's own home. For the families living beside it, the effects can last long after those visitors have gone home.

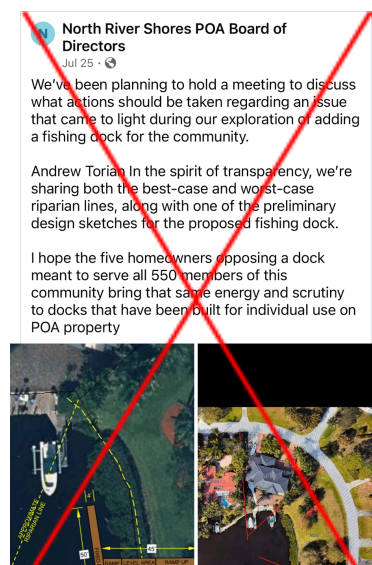
Of particular concern, multiple neighboring households are managing documented health challenges that can be negatively affected by sleep disturbances and increased stress. Out of respect for these families and their privacy, we will not disclose personal medical information. However, the potential impact of these repeated disturbances on their health, well-being, and quality of life should not be overlooked.

We are not suggesting that everyone visiting the dock is doing something wrong or has harmful intentions. But having strangers regularly standing just outside your property, watching or photographing you, is unsettling. Especially when simply enjoying your own backyard has led to accusations of making others uncomfortable or harassing them.

If a small dock was installed that was lower for kayak launch, that might have made sense. It would have been more useful and less intrusive. Doesn't it all seem odd to make such an expansive, high dock? What was the true intention? One could guess - mooring, boatslips, or just reprisal?

In an effort to maintain some privacy, one family installed a fence, the other have let their bougainvilleas grow tall and very wide. What more can they do?

The Board continues to fuel the fire by divisive, accusatory, postings on Facebook, clearly fomenting conflict amongst neighbors. Riparian Lines DO NOT apply to manmade canals so the drawing to the right is misleading at the least.



Posts that label the people that live near the North Shore Park as “weird” are NOT appropriate or helpful.

Years ago the current POA President himself signed off on the FDEP permit for that dock/lift. And now it appears that he wants to rile up the neighborhood against this neighbor with questionable accusations. All this animosity is setting the neighborhood up for something disastrous to happen. Emotions are heightened, words are careless, pride is involved. Please don't escalate any confrontations. Civil discourse is the key.

Let's please turn down the temperature and remember that we are civilized neighbors all trying to live quiet, peaceful lives.

This isn't about preventing people from enjoying the park during permitted hours.

It's about respecting the peace, privacy, and security of neighboring homes. And respecting the park's natural beauty.

A community amenity should not come at the expense of surrounding homeowners' ability to feel comfortable, secure, and at peace in their own homes, especially in the middle of the night.

Why would the Board members responsible for this situation be allowed to continue to manage our POA?
Please vote for positive change.

*Independent communication from concerned North River Shores property owners.
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