

Who is Using our Boat Ramp?

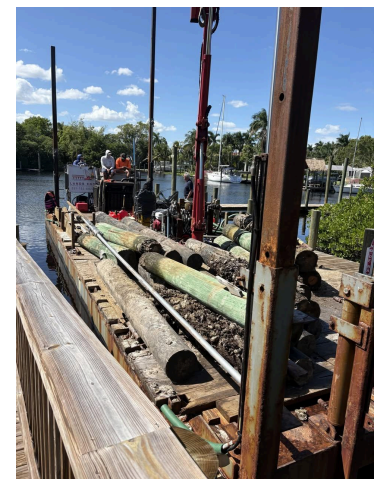
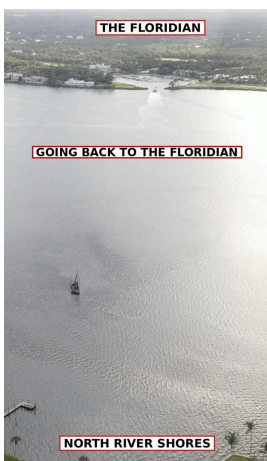
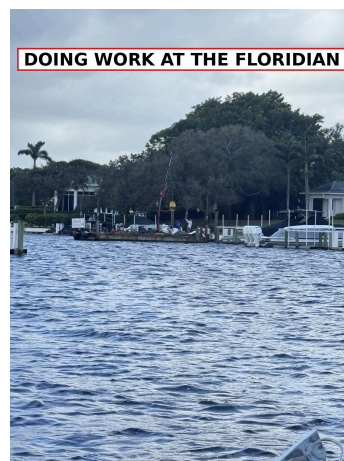
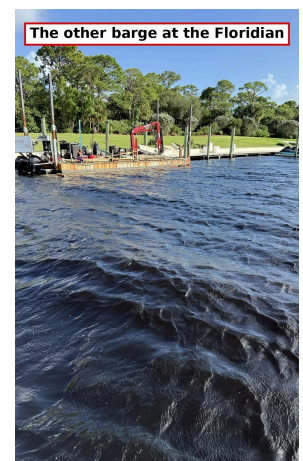
Janet Edwards 10/28/26

So - what is the latest issue with the boat ramp docks? Other than the fact that they have been submerged quite a bit this month and will continue to be underwater during several high tides - we have another significant issue. See the high tide calendar with projected submersion dates at the end of this article.

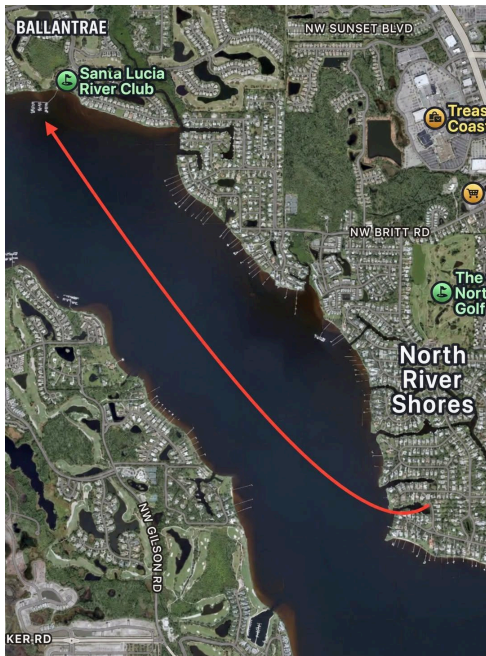
What Has Taken Place Now?

In a nutshell, residents have raised concerns about commercial marine construction activity at our private boat ramp at Nosaw Park.

Residents have documented commercial barges, excavators, cranes, trucks, pilings, and construction materials being loaded and unloaded at our private, gated boat ramp. The recent activity reportedly blocked residents' access for up to three hours on Oct 21, 2026. Additional images show a commercial barge leaving the area and traveling across the river toward Palm City, raising further questions about whether our facility was being used to support projects outside North River Shores.



If doing a job in Palm City isn't convincing enough, observant neighbors documented a job in Port St Lucie also. A permit without redaction is available online or from us.



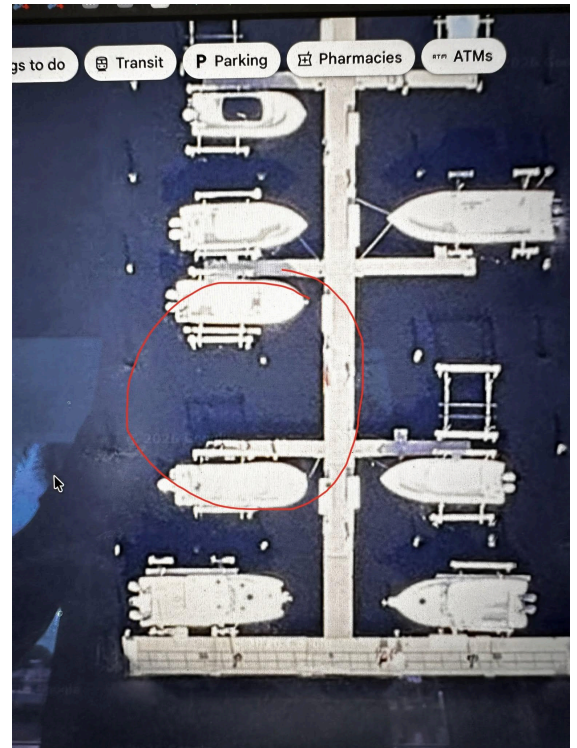
Back to Contractor Search

Permits for Contractor in Port Saint Lucie, FL

Permit #:	[REDACTED]	Applied:	10/16/2025
Permit Type:	BL - Boatlift	Issued:	12/17/2025
Address:	[REDACTED]	Completed:	5/15/2026
Contractor:	[REDACTED]		
Permit Status:	Completed		

Permit #:	2624969	Applied:	7/14/2026
Permit Type:	BL - Boatlift	Issued:	
Address:	3325 SE BALLANTRAE BLVD	Completed:	
Contractor:	[REDACTED]		
Permit Status:	Denied		

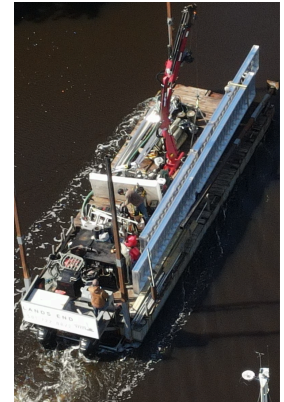
Legacy Data



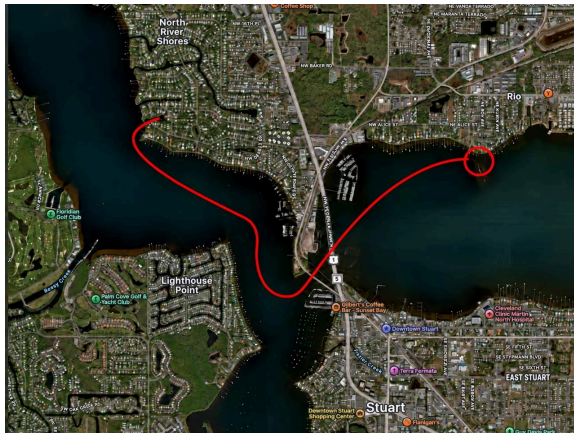
The Board can spin this all they want but I can't imagine how they get away with allowing commercial work out of our boat ramp. Aside from the fact that this clearly violates our Restrictive Covenants, it violates their fiduciary duties and the Board's basic responsibilities as stated in our Articles of Incorporation. Under Paragraph 1 & 4 of the Restrictive Covenants, properties and common facilities are limited to single-family residential use, and commercial businesses that do not conform to local zoning are prohibited. **Commercial contractors (such as charter captains, commercial haulers, or rental operators) cannot use the private neighborhood ramp to run a commercial business or launch for commercial profit.**

Additional photographs and videos also suggest similar activity may have been occurring as far back as late 2025.

Here is the Lands End barge loading up these huge sections of dockage at our boat ramp on Nov 11, 2025. Video was provided also if anyone is interested in seeing that. The Lands End barge left NRS and turned south towards the Roosevelt Bridge. You can see the same huge sections loaded on the starboard side.



Information is available online to the public on the Martin County website. It shows Lands End did a job in Jensen Beach. Complete info can be found online or fill out Contact Us for the unredacted version. Here is the permit info and their route.



Record BLD2025101213:
Residential Boatlift
Record Status: Closed-Certificate Issued

Record Info - Payments -

Please Note: Online payments will be processed by a secure PCU/DSS Compliant 3rd party vendor. PCU/DSS compliance is a set of 12 mandatory security requirements for an organization that stores, processes, or transmits credit card data, aimed at reducing fraud.

The 'Create Amendment' button, if displayed below, is ONLY used for revisions (changes to existing, issued permits).

Work Location

JENSEN BEACH FL 34957

Record Details

Applicant:
MARINE CONSTRUCTION

Licensed Professional:
MARINE CONSTRUCTION
STUART, FL 34994
Home Phone: [REDACTED]
STATE CERT - BUILDING CONTRACTOR CBC1386489

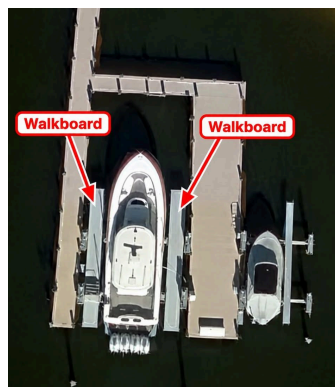
Project Description:
BOAT LIFT
Add barge to the existing dock

Owner:
[REDACTED]
JENSEN BEACH FL 34957

View Additional Licensed Professionals>>

More Details
Print/View Conditions

Here is the finished dock in Jensen Beach. See the same huge sections? This evidence seems undeniable. It'd be really great if someone told the truth. Lands End got a great benefit using our boat ramp but it needs to stop. If they tell the truth now they can help our neighborhood heal and move forward. Their reviews say they are "honest" so we are hoping they don't try to pass this off as work in NRS. The person in NRS that is giving access should lose their boat ramp privileges.



I called the Sheriff's office and they told me if this particular contractor, Lands End, doesn't have permission from anyone in NRS and isn't working in NRS, they can charge him with criminal trespassing. Permits for installing docks, boatlifts, seawalls, etc. have to be filed with Martin County and are accessible online. So if there was a job requiring a barge in NRS, there would most likely be a permit filed and open. There wasn't a permit active on Oct 21, 2026 when this one incident occurred. But since Lands End has been seen using a boat ramp key to gain access and the owner has been seen with a board member, we have to consider the possibility that someone gave him a key.

Attempts to Get Answers

These concerns were initially brought to our attention by residents, including individuals who are not on Facebook. This is not something anyone would take lightly and post about without a good amount of research and evidence. Before the matter was posted publicly, residents attempted to obtain clarification:

- A resident contacted the Martin County Sheriff's Office and reported being told deputies could not intervene if the POA had authorized the activity.
- A board member was contacted the day it happened to determine whether permission had been granted, but no clear explanation was provided.
- Residents called the company and asked who gave him the key. He would not answer the question.
- Residents questioned the barge workers and reportedly received vague responses about where the work was being performed.
- With no clear answers, the concerns and photographs were shared on the official North River Shores Facebook page.

Despite multiple attempts to obtain clarification, the membership still has not received a clear explanation of who authorized the activity or what projects it was supporting. Unfortunately, much of the discussion shifted toward criticizing the residents raising questions rather than addressing the activity itself. To date, we still have not received a *clear* public explanation from the board. After quiet for several days, an attempt at Jedi mind control occurred. The Board posted this on Facebook Oct 27, 2026:

[NORTH RIVER SHORES BOAT RAMP UPDATE](#) I wanted to provide a brief update regarding the recent concerns about marine construction activity at our neighborhood boat ramp. Both the contractor and the homeowner involved were contacted and both confirmed that the work in question was being performed for a North River Shores property.

I am anxious to hear how that is possible.

What Is the Actual Concern?

Let's be clear. If these barges were supporting legitimate dock construction or repairs for a North River Shores homeowner, that's perfectly understandable. Nobody is questioning a homeowner's right to hire a marine contractor. But using our private, member-funded boat ramp as a loading and unloading facility for commercial projects outside the neighborhood would be an entirely different matter.

Aside from the fact that we are a peaceful residential neighborhood, not an industrial area and this activity does not belong in NRS, there are other questions about authorization, insurance coverage, and potential liability to the association. Heavy equipment, commercial barges, and construction materials create risks that should be properly addressed, particularly if the activity is unrelated to neighborhood property. If an accident occurred or our facilities were damaged, who would be responsible? Does the association's insurance cover these operations, and what protections are in place for the membership? These are reasonable concerns that deserve clarification.

The Questions That Remain

- What projects were these barges supporting?
- Were those projects located within North River Shores or outside the neighborhood?
- Who authorized the contractor's access to our private boat ramp?
- Do our governing documents allow anyone to grant special permission to use boat ramp for commercial activity outside of NRS?
- Was the association properly insured and protected against potential liability?
- Was there any financial arrangement involving the use of our facility?

Why This Matters

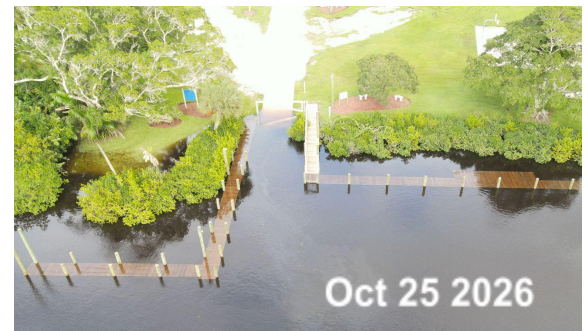
This was never about accusing a contractor of wrongdoing or interfering with a homeowner's dock project. It is about residents noticing unusual activity at a private community facility, attempting to get answers, and being unable to obtain a straightforward explanation. What makes this especially frustrating is how easily the uncertainty could be addressed. A simple statement from the board explaining what work was being performed and whether access was authorized would go a long way.

Instead, members are left searching for answers themselves, while the discussion becomes another unnecessary source of division within our neighborhood. Communication and transparency shouldn't require repeated requests, public controversy, or residents conducting their own investigations.

If this activity was properly authorized and connected to a neighborhood project, wonderful. Then why not simply explain that? Until the board provides clarification, these questions remain unanswered. Our private community facilities are maintained for the benefit of our members. The membership deserves to know how those facilities were accessed and why.

Back to the issue of the Boat Ramp Docks Underwater

Although Tim Newton told me personally that the boat ramp docks aren't too low and would be submerged only 1-2 times a year, that is far from the truth. King Tides have been crazy high the last few days and the boat ramp has been submerged 1-2 times per day lately. Let's see some photos. There are many more and some of these aren't even highlighted on the calendar.



A neighbor made this calendar to help predict when the boat ramp docks will be under water as marked by the blue and orange highlighted days.

September 2026 | North Fork tide calendar

Station 8722334 - predicted high tides in feet above MLLW - local Eastern time
Highlighted when a predicted high tide reaches the provisional 1.30 ft inundation threshold

SUN	MON	TUE	WED	THU	FRI	SAT
		1 2:09 AM 1.24 ft 2:48 PM 1.28 ft	2 2:52 AM 1.21 ft 3:39 PM 1.25 ft	3 3:41 AM 1.18 ft 4:37 PM 1.21 ft	4 4:39 AM 1.15 ft 5:43 PM 1.19 ft	5 5:47 AM 1.14 ft 6:54 PM 1.19 ft
6 7:01 AM 1.16 ft 8:02 PM 1.23 ft	7 8:13 AM 1.21 ft 9:03 PM 1.29 ft	8 9:17 AM 1.29 ft 9:57 PM 1.35 ft ONE HIGH	9 10:14 AM 1.36 ft 10:45 PM 1.40 ft TWO HIGHS	10 11:06 AM 1.42 ft 11:29 PM 1.42 ft TWO HIGHS	11 11:53 AM 1.45 ft ONE HIGH	12 12:11 AM 1.42 ft 12:37 PM 1.45 ft TWO HIGHS
13 12:51 AM 1.39 ft 1:20 PM 1.42 ft TWO HIGHS	14 1:30 AM 1.34 ft 2:02 PM 1.36 ft TWO HIGHS	15 2:08 AM 1.27 ft 2:43 PM 1.29 ft	16 2:47 AM 1.21 ft 3:27 PM 1.22 ft	17 3:29 AM 1.15 ft 4:14 PM 1.15 ft	18 4:15 AM 1.09 ft 5:07 PM 1.10 ft	19 5:09 AM 1.06 ft 6:07 PM 1.08 ft
20 6:12 AM 1.04 ft 7:10 PM 1.09 ft	21 7:18 AM 1.07 ft 8:07 PM 1.13 ft	22 8:18 AM 1.12 ft 8:57 PM 1.19 ft	23 9:12 AM 1.19 ft 9:41 PM 1.25 ft	24 10:00 AM 1.27 ft 10:22 PM 1.30 ft ONE HIGH	25 10:44 AM 1.34 ft 11:02 PM 1.34 ft TWO HIGHS	26 11:28 AM 1.41 ft 11:41 PM 1.37 ft TWO HIGHS
27 12:11 PM 1.45 ft ONE HIGH	28 12:21 AM 1.38 ft 12:55 PM 1.47 ft TWO HIGHS	29 1:02 AM 1.37 ft 1:41 PM 1.46 ft TWO HIGHS	30 1:46 AM 1.35 ft 2:30 PM 1.42 ft TWO HIGHS			

14 highlighted days | 24 qualifying high tides | 10 days with two

Blue: one high >= 1.30 ft. Orange: two highs >= 1.30 ft. Gray: outside month.
A station prediction is not measured water at this dock. The threshold is estimated from photos; no deck survey has established it.
Source: NOAA CO-OPS tide predictions, station 8722334; 2026-09-01 through 2026-12-31; MLLW, feet, local time.

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October 2026 | North Fork tide calendar

Station 8722334 - predicted high tides in feet above MLLW - local Eastern time
Highlighted when a predicted high tide reaches the provisional 1.30 ft inundation threshold

SUN	MON	TUE	WED	THU	FRI	SAT
				1 2:34 AM 1.31 ft 3:25 PM 1.37 ft TWO HIGHS	2 3:29 AM 1.28 ft 4:25 PM 1.32 ft ONE HIGH	3 4:33 AM 1.24 ft 5:31 PM 1.28 ft
4 5:44 AM 1.23 ft 6:40 PM 1.28 ft	5 6:58 AM 1.26 ft 7:45 PM 1.31 ft ONE HIGH	6 8:07 AM 1.31 ft 8:42 PM 1.35 ft TWO HIGHS	7 9:07 AM 1.38 ft 9:33 PM 1.39 ft TWO HIGHS	8 10:00 AM 1.44 ft 10:19 PM 1.42 ft TWO HIGHS	9 10:48 AM 1.48 ft 11:01 PM 1.42 ft TWO HIGHS	10 11:32 AM 1.50 ft 11:41 PM 1.41 ft TWO HIGHS
11 12:13 PM 1.48 ft ONE HIGH	12 12:19 AM 1.38 ft 12:52 PM 1.45 ft TWO HIGHS	13 12:56 AM 1.34 ft 1:31 PM 1.39 ft TWO HIGHS	14 1:34 AM 1.28 ft 2:11 PM 1.33 ft ONE HIGH	15 2:12 AM 1.23 ft 2:52 PM 1.26 ft	16 2:53 AM 1.18 ft 3:37 PM 1.20 ft	17 3:39 AM 1.13 ft 4:28 PM 1.15 ft
18 4:34 AM 1.09 ft 5:24 PM 1.13 ft	19 5:36 AM 1.08 ft 6:22 PM 1.14 ft	20 6:41 AM 1.10 ft 7:18 PM 1.17 ft	21 7:42 AM 1.16 ft 8:09 PM 1.21 ft	22 8:37 AM 1.24 ft 8:57 PM 1.26 ft	23 9:28 AM 1.32 ft 9:41 PM 1.31 ft TWO HIGHS	24 10:15 AM 1.41 ft 10:24 PM 1.35 ft TWO HIGHS
25 11:01 AM 1.47 ft 11:08 PM 1.38 ft TWO HIGHS	26 11:47 AM 1.51 ft 11:52 PM 1.40 ft TWO HIGHS	27 12:35 PM 1.52 ft ONE HIGH	28 12:39 AM 1.40 ft 1:24 PM 1.50 ft TWO HIGHS	29 1:28 AM 1.38 ft 2:16 PM 1.46 ft TWO HIGHS	30 2:22 AM 1.34 ft 3:12 PM 1.40 ft TWO HIGHS	31 3:21 AM 1.30 ft 4:11 PM 1.35 ft TWO HIGHS

21 highlighted days | 37 qualifying high tides | 16 days with two

Blue: one high >= 1.30 ft. Orange: two highs >= 1.30 ft. Gray: outside month.
A station prediction is not measured water at this dock. The threshold is estimated from photos; no deck survey has established it.
Source: NOAA CO-OPS tide predictions, station 8722334; 2026-09-01 through 2026-12-31; MLLW, feet, local time.

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November 2026 | North Fork tide calendar

Station 8722334 - predicted high tides in feet above MLLW - local Eastern time

Highlighted when a predicted high tide reaches the provisional 1.30 ft inundation threshold

SUN	MON	TUE	WED	THU	FRI	SAT
1 3:27 AM 1.27 ft 4:14 PM 1.31 ft ONE HIGH	2 4:36 AM 1.25 ft 5:18 PM 1.29 ft	3 5:47 AM 1.27 ft 6:19 PM 1.30 ft	4 6:52 AM 1.30 ft 7:15 PM 1.31 ft TWO HIGHS	5 7:51 AM 1.35 ft 8:05 PM 1.32 ft TWO HIGHS	6 8:42 AM 1.39 ft 8:51 PM 1.32 ft TWO HIGHS	7 9:28 AM 1.41 ft 9:33 PM 1.31 ft TWO HIGHS
8 10:10 AM 1.41 ft 10:13 PM 1.30 ft ONE HIGH	9 10:49 AM 1.39 ft 10:51 PM 1.27 ft ONE HIGH	10 11:27 AM 1.36 ft 11:28 PM 1.24 ft ONE HIGH	11 12:05 PM 1.32 ft ONE HIGH	12 12:05 AM 1.21 ft 12:44 PM 1.27 ft	13 12:44 AM 1.16 ft 1:24 PM 1.22 ft	14 1:26 AM 1.12 ft 2:07 PM 1.17 ft
15 2:11 AM 1.08 ft 2:52 PM 1.14 ft	16 3:02 AM 1.05 ft 3:41 PM 1.11 ft	17 4:00 AM 1.04 ft 4:32 PM 1.10 ft	18 5:01 AM 1.06 ft 5:24 PM 1.10 ft	19 6:02 AM 1.11 ft 6:17 PM 1.13 ft	20 7:00 AM 1.18 ft 7:09 PM 1.16 ft	21 7:54 AM 1.26 ft 8:00 PM 1.20 ft
22 8:47 AM 1.33 ft 8:50 PM 1.25 ft ONE HIGH	23 9:37 AM 1.40 ft 9:40 PM 1.29 ft ONE HIGH	24 10:28 AM 1.43 ft 10:31 PM 1.32 ft TWO HIGHS	25 11:18 AM 1.45 ft 11:22 PM 1.33 ft TWO HIGHS	26 12:10 PM 1.43 ft ONE HIGH	27 12:16 AM 1.32 ft 1:02 PM 1.40 ft TWO HIGHS	28 1:12 AM 1.29 ft 1:56 PM 1.35 ft ONE HIGH
29 2:12 AM 1.25 ft 2:52 PM 1.30 ft	30 3:14 AM 1.22 ft 3:49 PM 1.25 ft					

16 highlighted days | 23 qualifying high tides | 7 days with two

Blue: one high $\geq$ 1.30 ft. Orange: two highs $\geq$ 1.30 ft. Gray: outside month.

A station prediction is not measured water at this dock. The threshold is estimated from photos; no deck survey has established it.

Source: NOAA CO-OPS tide predictions, station 8722334; 2026-09-01 through 2026-12-31; MLLW, feet, local time.

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December 2026 | North Fork tide calendar

Station 8722334 - predicted high tides in feet above MLLW - local Eastern time

Highlighted when a predicted high tide reaches the provisional 1.30 ft inundation threshold

SUN	MON	TUE	WED	THU	FRI	SAT
		1 4:19 AM 1.19 ft 4:47 PM 1.20 ft	2 5:25 AM 1.18 ft 5:44 PM 1.17 ft	3 6:29 AM 1.18 ft 6:41 PM 1.14 ft	4 7:27 AM 1.20 ft 7:33 PM 1.13 ft	5 8:19 AM 1.21 ft 8:21 PM 1.12 ft
6 9:06 AM 1.22 ft 9:06 PM 1.12 ft	7 9:48 AM 1.22 ft 9:47 PM 1.11 ft	8 10:28 AM 1.21 ft 10:27 PM 1.10 ft	9 11:07 AM 1.19 ft 11:06 PM 1.09 ft	10 11:44 AM 1.18 ft 11:44 PM 1.07 ft	11 12:22 PM 1.15 ft	12 12:24 AM 1.05 ft 1:00 PM 1.12 ft
13 1:04 AM 1.02 ft 1:39 PM 1.09 ft	14 1:48 AM 0.99 ft 2:18 PM 1.06 ft	15 2:34 AM 0.97 ft 3:00 PM 1.03 ft	16 3:25 AM 0.96 ft 3:44 PM 1.00 ft	17 4:20 AM 0.97 ft 4:32 PM 0.99 ft	18 5:20 AM 1.00 ft 5:25 PM 0.99 ft	19 6:22 AM 1.05 ft 6:23 PM 1.01 ft
20 7:23 AM 1.11 ft 7:23 PM 1.04 ft	21 8:22 AM 1.17 ft 8:22 PM 1.09 ft	22 9:18 AM 1.23 ft 9:20 PM 1.15 ft	23 10:12 AM 1.28 ft 10:16 PM 1.20 ft	24 11:04 AM 1.31 ft 11:11 PM 1.23 ft ONE HIGH	25 11:55 AM 1.32 ft ONE HIGH	26 12:05 AM 1.24 ft 12:45 PM 1.30 ft ONE HIGH
27 1:01 AM 1.22 ft 1:35 PM 1.26 ft	28 1:56 AM 1.18 ft 2:26 PM 1.21 ft	29 2:54 AM 1.14 ft 3:17 PM 1.13 ft	30 3:53 AM 1.08 ft 4:09 PM 1.06 ft	31 4:54 AM 1.04 ft 5:04 PM 1.00 ft		

3 highlighted days | 3 qualifying high tides | 0 days with two

Blue: one high $\geq$ 1.30 ft. Orange: two highs $\geq$ 1.30 ft. Gray: outside month.

A station prediction is not measured water at this dock. The threshold is estimated from photos; no deck survey has established it.

Source: NOAA CO-OPS tide predictions, station 8722334; 2026-09-01 through 2026-12-31; MLLW, feet, local time.

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NRS Boat Ramp Dock Story

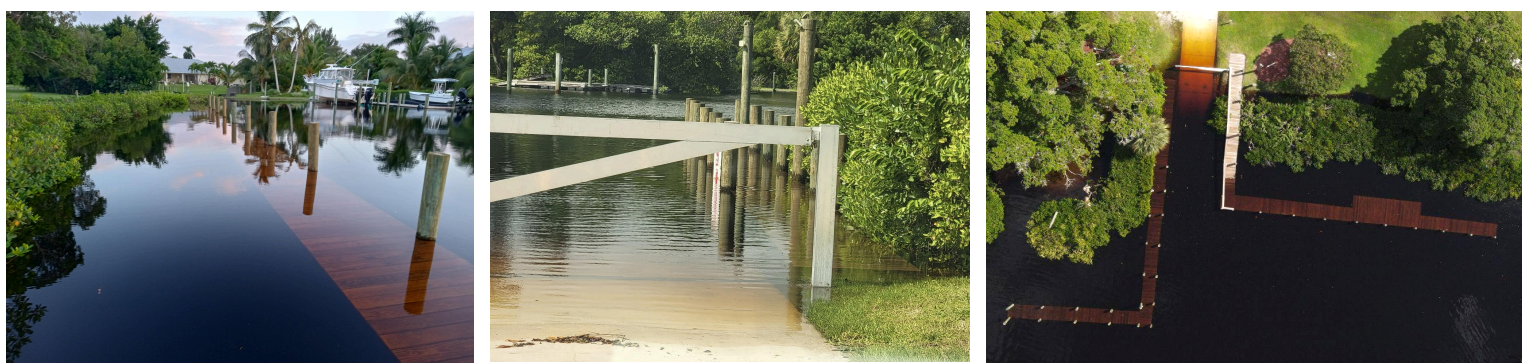
by Janet Edwards Oct 5, 2026

We love our boat ramp - right? And thankfully Will Kupfrian generously donated funds for upkeep. See this photo I took while pulling our trailer out of the boat ramp on Sep 21, 2024. Note some of the dock is submerged. →

The NRSPOA Board decided to replace the dock in 2025 and added on significant square footage. This was done without a member or surrounding neighbor vote with funds taken from reserves. The original dock was 266 square feet and the new docks are 1,132 square feet which is over four times larger. Did you know that docks under 1000 sq ft do not require a DEP exemption? But this dock exceeded the square footage yet there is no DEP permit in place.

Interestingly enough, the one obvious defect in the dock was not corrected - the fact that the dock predictably submerges during King tide season, which can last 4 months. See <https://www.martin.fl.us/resilience/king-tides>

Check out these recent photos. Based on predicted high tides in ft above MLLW, these docks are conservatively expected to be submerged during high tides 21 days for Sep-Dec 2026 but more realistically 54 days, many times twice a day. Do you want the board members that made these decisions to continue to make decisions for us? Do you want your loved ones standing on these new docks? Especially with gators spotted in that canal recently?



A competent board would have queried the surrounding neighbors, asked for a neighborhood vote for a capital project, kept the total size under 1000 square feet to avoid DEP permitting issues, and built the new dock at least 6 inches higher so that it wouldn't submerge so many times during King tides. Instead - the board didn't even have the civility to ask or notify surrounding neighbors and with the number of times the new docks submerge, they have increased liability costs and risk of injury, while decreasing the useful availability times and the longevity of the docks.