

**Jim Cox**

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**From:** <terry@ehsmadeeasy.com>  
**Date:** Tuesday, April 15, 2014 10:30 AM  
**To:** "Jim Cox" <jlscproperties@gmail.com>  
**Subject:** [FWD: RE: meeting review]

*Teresa "Terry" Preston, CSP*

EHS MADE EASY, LLC

----- Original Message -----

**Subject:** RE: meeting review  
**From:** <[terry@ehsmadeeasy.com](mailto:terry@ehsmadeeasy.com)>  
**Date:** Tue, April 15, 2014 9:50 am  
**To:** "Maria Weisnicht" <[maria@cedtechnical.com](mailto:maria@cedtechnical.com)>

Maria,

Two people handed me checks to join after the membership table closed up, and a third said she'd either join online or drop a check off at church (goes to OLOA with me).

We should put a recap in our newsletter. This is what I have:

**LAWSUIT:**

1. By filing the request for rehearing, Danny has extended the litigation and anyone who is in the lawsuit is NOT required to pay taxes on their IMPROVEMENTS until a final order comes down from the FL Supreme Court. That could happen as early as tomorrow or we could wait months for it. The final order will cover years 2004-2008. but will be precedent for tax years to follow, so essentially all suits on IMPROVEMENTS are lost when this order comes in.
2. The 12% interest rate currently in effect is mandated by state law and can't be changed by local officials. Danny encouraged us to call our state representatives and ask them to change that interest rate. It won't help us retroactively, but could help for future suits.
3. Janet Holley will issue new tax bills when she receives the final order. Residents will have 30 days from the date of issuance to pay their bills or will be considered delinquent and the 18% interest rate kicks in FROM THE DATE OF THE FIRST DELINQUENCY. (I think it just muddies the waters now to talk about a cutoff for selling tax certificates at this time)
4. The tax cases on the LAND are ongoing and were stayed until this ruling. When the final order comes down, the attorneys will likely continue with these cases. As long as the LAND taxes are in litigation, we do not have to pay taxes on the LAND. These cases could go on for years...Keep up to date on the Shell, Fleming, Menge and Davis lawsuit at: <http://pbeachtaxsuit.com>
5. Both Grover and Danny reiterated that in the event that we win the tax lawsuit, the County will be mandated to return the taxes that some of us have been paying.

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This, however, only accounts for 45-49% of the \$\$\$ collected. The rest goes to the State for the schools.

6. Although the letter that we received says otherwise, Ms. Holley has indicated that personal checks will be accepted for payment of taxes for those who are in litigation.
7. We can request that the taxes for the LAND be removed from our bills if the final order on the IMPROVEMENTS lawsuit comes down while the LAND suits are still in litigation. Chris Jones has a protocol that he is supposed to follow to separate these assessments. There was some discussion as to whether or not he is doing that correctly on the website.
8. Danny told everyone that if they intend to make a partial payment, or if they are concerned with the details of their tax bill, they should call Ms. Holley's office and ask to speak with her chief of staff.

COUNTY SERVICES:

1. The BCC is in discussion as to which services should no longer be "charged" to the SRIA starting with the next budget process, but no promises have been made yet. We (PBA Government Affairs Committee) will continue to push this issue over the next several months. We are looking for more members on the Governmental Affairs Committee. We intend to work with the PB Chamber and the Hospitality Industry towards common goals.
2. Grover said that the County is gradually taking over some of the services that the SRIA used to cover-he specifically mentioned roads and drainage. He also took questions on some of the secondary roads, but Dr. Campanella disputed that the County is doing anything on the secondary roads (and I agree with him).
3. Both the BCC and the SRIA intend to continuing charging lease fees until the final order comes down on the LAND tax lawsuit. The county is estimating the % of taxes paid for the land and is escrowing those funds. They have made a verbal commitment to return this \$\$\$ to the SRIA for repayment of lease fees during double taxation years starting in 2011.

SRIA

1. It appears that the SRIA will continue in it's present form until the lawsuits are settled, using our lease fees to provide many services that others in the County receive for their taxes.
2. The SRIA is lobbying to continue "as is" even if we lose all of the lawsuits and eventually gain fee-simple title. Dr. Campanella stated that they are examining areas that could be consolidated, but the feedback we've gotten from the Commissioners who Buck Lee met with is that the SRIA is making the case for the same structure and budget they have now.

*Teresa "Terry" Preston, CSP*

EHS MADE EASY, LLC

----- Original Message -----  
Subject: meeting review

From: Maria Weisnicht <[maria@cedtechnical.com](mailto:maria@cedtechnical.com)>  
Date: Tue, April 15, 2014 8:22 am  
To: "terry@ehsmadeeasy.com" <[terry@ehsmadeeasy.com](mailto:terry@ehsmadeeasy.com)>

Should we put together a very short article on what we learned last night (not much) to send to members?

I was disappointed that more non-members didn't make an effort to join.

Here is what I heard in bullets.

Taxes are not delinquent if you are in the 04 – 12 lawsuit

You can pay those taxes by check (vs cash) regardless of what the letter from Janet Holley said.

Should we remind people to pay the MSBU tax that is embedded in their land/improvement tax bill. And to check that they are paid up back as far as 2008? I have a friend that missed a year and never got a letter from county – who was getting ready to sell whatever they do for that penalty...

That the county is not going to offer any lease fee relief until all the tax lawsuits are done. Including Portofino? Our land and 09 – 12 improvements cases?

Depending on when the Supreme Court responds to Kepner's motion for clarification – most likely Holley won't be able to sell tax certificates this year. Isn't her date to do so by June 1<sup>st</sup> and that is after giving leaseholder 30 days to pay from the date she sends out the notice – which she can't do until she gets a ruling – and on improvements only. Can she demand that land and improvements get paid within 30 days or does she have to break it out?

The 12% interest rate currently in effect is mandated by state law and can't be changed by local officials.

The county is taking over some of the maintenance responsibilities on island (drainage, roads, beach nourishment) that SRIA used to do.

No decisions have been made on future of SRIA

Fee Simple Title – did that get addressed – are we going to push for passage now in the Senate?

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