

BAWBP March, 2025 Newsletter

Dear Friends and Neighbors

Greetings from your Bid-A-Wee Beach Park, Inc. (BAWBP) Board of Directors. As the winter of 2024-25 winds down, we hope everyone enjoyed the season, especially that rarest of all beach experiences...SNOW!! It was quite the surprise to walk onto the beach and hear the crunch of snow instead of the squeak of the sand! Now we can look forward to the blooms of Spring and return of our more typical Panama City Beach sunny days.

*With the arrival of Spring comes our annual Bid-A-Wee membership drive. Member dues are the only funding available for the upkeep and maintenance of our Beach dedication, including boardwalks, gates, mowing, and all related business expenses. Please consider supporting these critical efforts by paying your dues of \$100 for a single lot plus \$50 for each additional lot you own. If you own more than one adjoining parcel but all are listed as one address on the Bay County Property Appraiser's website, you are eligible for one membership. Each address with a separate street number is considered an additional property for membership purposes. Dues should be paid prior to the BAWBP Annual Meeting via Venmo (@bidaweebeachpark) or mailed to BAWBP, Inc., P.O. Box 9745, PCB, FL 32417. Please be sure to include the address(es) you are paying for regardless of your payment methodology. Thank you in advance for your support. The **Annual Meeting of Members** is scheduled for **June 7, 2025** at the Lyndell Conference Center, 423 Lyndell Lane (behind the library) at 9:00 am. Please take this opportunity to join us and your neighbors.*

Many of you may be aware of recent social media discussions surrounding the BAW community promoting the pros and cons of applying for designation of our beach as a conservation easement. Please understand that your Board does not do business on either Facebook or the NextDoor websites, or any other public social media site. Any official BAW correspondence will come via email or snail mail if you have not provided us with an email address. It is the Board's understanding that the folks in support of a conservation easement (CE) classification believe it will provide leverage for stopping the implementation of the City's CRA Project. We are greatly saddened that this discussion has become so contentious as to pit neighbor against neighbor. The option of a Conservation Easement was addressed by the BAWBP Board when it was initially raised this past summer. At that time, the proposal made was to have an external partner share ownership of our deeded beach property to "co-manage" the beach dedication in perpetuity. To be fair, the Board obtained a legal opinion on this option to guide its decision. Based on the opinion obtained, the Board voted against the addition of such an external "owner" of the BAWBP dedication deed. The same legal opinion noted there was no merit in the use of a CE as leverage to prevent the planned CRA project. An email was sent to all Community Members on August 22, 2024 summarizing the decision and a copy of the legal opinion was placed on the BAWBP, Inc. Website (www.bawbp.com) under the Members Only section. A copy is also included as part of this newsletter. We also want you to know there has been no Board of Directors' endorsement of any Bid-A-Wee Beach "Go Fund Me" campaign or other group activities pursuing the designation of our beach as a conservation easement. While such activities cannot necessarily be prevented, please be aware that per the BAWBP, Inc. Articles of Incorporation, the only entity that can take official action on behalf of the dedication is the Board of Directors.

Relative to the current CRA plans, the concerns being raised center primarily on the loss of Front Beach Road parking by our gates, loss of some of our palm trees and the building of a new retaining wall. Board members have continued to work with CRA and City representatives on behalf of the BAW Community. They caution that plans are still fluid and it could be a year or more before any actual construction is initiated. As of this point in time, CRA representatives have agreed to do at least 4 curb cuts in front of gates 2, 3 and 4 as part of their project. This would allow golf cart access as we investigate future options for new parking on our beach property. An earlier legal opinion obtained by the Board determined that the addition of parking on dedicated beach property would not invalidate the requirements set forth in the dedication itself, however, we would have to have it properly permitted with the Department of Environmental Protection and other related entities. At this point there is no absolute number of spaces that could be accommodated as it will depend on the natural terrain of each gate area. While the curb cuts would be done at the City's expense, any costs related to the creation of parking will be borne by BAWBP. Please bear in mind that while we have enjoyed use of the space along the south side of Front Beach Road for parking for many years, we have done so with the full understanding that the City could have posted it as a no parking area at any time as they have the Right of Way. Relative to the proposed retaining wall, CRA officials have stated it will be the same height as the road surface, not 10 feet tall as being reported by some community members. While we would anticipate the loss of some of our existing palm trees, many will remain and we will be able to plant additional if desired. The City also shared they plan to use 90 feet, not the full 100 feet of their Right of Way for the road project. Please keep in mind that as the CRA implementation moves forward, changes are most likely going to be made just as they are in any construction project. We will continue our efforts to work with involved officials on behalf of the Bid-A-Wee community.

Community volunteers remain active, giving their time and energy to maintain our beach property. Gate 2 Boardwalk improvements were made, including widening and extending the walkway further onto the sand. We give a big shout out to Norm Ward, Todd Rollins, Bubba Porter, Gus Saponari and Victor Saponari for their hard work to make these repairs for us. Thanks also to Steve Langley for his service keeping the trash picked up along the road and to ALL of our beach walkers who regularly pick up the trash left on our beach. The toy box at Gate 3 donated by a community member has been repainted and is now known as a Toy Library. It's been in use for over 2 years and seems to be enjoyed by our visiting kiddos. Thanks to the contributions of others who have added toys to be sure there is always something in it for a child to enjoy.

Continuing on the topic of volunteering, it is again time for Board Member Nominations. There are: 2 openings in Section A-N (1 new and 1 seeking second term re-election; 2 openings in 1st Addition (2 directors are seeking second term re-election; 1 new opening in Seaclusion and 1 opening in BAW LN/CT. Please refer to the Map of Community Parcels included with this newsletter if you are unsure what area each section includes. Directors serve a 3-year term. Nominations must be received by May 10, 2025 to be considered. Please send your recommendation's name and address to the Nominations Committee at bidawebeachpark@gmail.com. The election will be conducted at the June 7th Annual Member Meeting. Absentee ballots are available for anyone unable to attend in person. Please address any questions you may have to the Membership Director at the above email address.

As we enjoy our beautiful beach, please keep in mind that despite being a private beach amenity for Bid-A-Wee homeowners, we must adhere to the Beach Use Rules established by Panama City

Beach. These include: no metal shovels; no holes dug deeper than 2 feet and these should be refilled prior to leaving the beach; no vehicles on the sandy beach; no fires except through licensed bonfire vendors; no Gulf access when double red flags are flying; no dogs (except service dogs) on the beach except for the designated Dog Beach; and leave no trace. A complete list and description of the City rules can be found at www.pcbfl.gov.

We hope this update has been helpful. Please address any questions you might have by emailing them to our email address at bidawebeachpark@gmail.com.

Have a wonderful Spring and we hope to see you on the beach 🤙!

BAWBP, Inc Board of Directors