

# Hill Tide Estates Owners' Association, Inc.

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c/o Grande Property Services  
PO Box 3085 Placida, FL 33946

941-697-9722

[10/4/24]

Dear HTE HOA Member,

Last spring we became aware that Seagate Development intended to sell what is known as “Tract A”, a strip of land on the Gulf side of Hill Tide Estates (“HTE”) adjacent to the Florida State Park System. Our understanding from Seagate was that the State intended to take possession of land through the transaction that we believed was part of HTE—including a portion of the existing buffer between the parking lot and the fence surrounding HTE.

Such development would cause obvious concerns: potentially create additional use, traffic, noise and safety concerns for all owners that were not contemplated at the time of the purchase of our properties. We believe that such purchase of Tract A by the State without appropriate parameters could also reduce the real estate value of HTE as a whole as well as all of the individual properties.

In order to avoid the purchase by the state, we reached an agreement with Seagate for HTE HOA to purchase Tract A for the price of \$450,000. Notably, this was less than the \$650,000 that the state had approved to pay for Tract A.

We believe that the purchase is in the best interest of HTE HOA and its individual owners. For the relatively small amount of the purchase, we believe that we can have an important role in determining the ingress and egress into the park, management of the buffer, closing and opening times and overall management that best benefits HTE and the overall Boca Grande community. To this end, and looking towards the purchase of Tract A, we have had initial dialogue with the state on how to ensure safety, protect the environment, and allow public use of the beach.

We are working with a local bank, Crews Bank to finance the purchase under the following term for a 10 year loan:

Total purchase price	\$450,000
Minimum equity down payment	\$180,000
Loan amount based on minimum down payment	\$270,000

Crews Bank is estimating a fixed interest rate for the loan of 7.25%.

Under this approach, the total amount of the purchase of Tract A would be split evenly 19 ways by the owners of the each of the parcels and would be owned by the HTE HOA. We estimate that the share for each parcel at \$24,000. We are convening a special meeting of the HTE to discuss completing this loan under these terms.

Among other input and dialogue, and assuming we will have the necessary support to move forward, we would like to know individually, whether you would like to pay your share of \$24,000 in

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full prior to closing (currently estimated to close before the end of 2024) or to pay quarterly installment payments for the duration of the loan estimated to be \$850 per quarter.

We note that it is possible, down the road, that an agreement can be reached with the State Park on the items identified above such as the easement and safety measures and that the HOA could then sell "Tract A" to the park. The profit and original investments would then be divided evenly and repaid to the 19 owners or offset quarterly HTE assessments.

We will be having a Special Membership Meeting on October 25, 2024 at 3pm to discuss and vote on the Purchase of Tract A and authorization of financing for the Association through Crews Bank. The Hill Tide board unanimously recommends support of this initiative. If you cannot attend the meeting or if you will be attending on Zoom, please make sure to fill out the enclosed Proxy and return as soon as possible. Thank you for your consideration and prompt response to this letter. If you have any questions, please feel free to contact Tim Freeman at Grande Property Services at 941-697-9722 or [tim@myflmanager.com](mailto:tim@myflmanager.com).

Regards,

Hill Tide Estates Board of Directors

Tract A – Highlighted



# HILL TIDE ESTATES

## A SUBDIVISION LYING IN SECTION 26, TOWNSHIP 43 SOUTH, RANGE 20 EAST, LEE COUNTY, FLORIDA

SHEET 1 OF 3

**MORRIS DEPEW** Fort Myers Tallahassee

ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS

FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

METRO CENTER 1  
2891 CENTER POINTE DRIVE,  
UNIT 130  
FORT MYERS, FLORIDA  
33918  
(239) 337-3993  
FAX: (239) 337-3994  
TOLL FREE: 866-337-7341

### DESCRIPTION:

PARCEL OF LAND LYING IN GOVERNMENT LOT 3 OF SECTION 26, TOWNSHIP 43 SOUTH, RANGE 20 EAST, GASPARILLA ISLAND, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 36, UNIT 1, GOLDEN BEACH, AS RECORDED IN PLAT BOOK 10, PAGES 60 AND 61, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N.89°49'52"E., ALONG THE SOUTH LINE OF SAID UNIT 1, A DISTANCE OF 75.00 FEET TO A DESIGNATED MONUMENT "A", AS SHOWN ON THE MAP OR PLAT ATTACHED TO AND MADE A PART OF THE DEED RECORDED IN DEED BOOK 129, PAGE 348 OF SAID PUBLIC RECORDS; THENCE S.01°10'08"E. ALONG THE LINE REFERRED TO IN SAID DEED AS EXTENDING FROM MONUMENT "A" TO MONUMENT "B", A DISTANCE OF 1200.00 FEET TO SAID MONUMENT "B"; THENCE CONTINUING S.0°10'08"E., A DISTANCE OF 343.18 FEET TO A POINT ON THE SOUTH LINE OF THE PROPERTY OF THE CHARLOTTE HARBOR & NORTHERN RAILWAY COMPANY, DESCRIBED IN SAID DEED; THENCE S.89°45'28"E., ALONG SAID SOUTH LINE, A DISTANCE OF 1017.39 FEET TO DESIGNATED MONUMENT "F" ON SAID MAP; THENCE S.0°14'32"W., PERPENDICULAR TO THE SOUTH LINE OF SAID RAILWAY PROPERTY, A DISTANCE OF 165.00 FEET TO THE POINT-OF-BEGINNING OF THIS DESCRIPTION; THENCE N.89°45'28"W., A DISTANCE OF 101.00 FEET TO THE SOUTHEAST CORNER OF THE COUNTY ROAD AS DESCRIBED IN PETITION FOR A PUBLIC ROAD ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS, ACCORDING TO MINUTES OF SAID BOARD RECORDED IN COUNTY COMMISSIONERS' MINUTE BOOK 8, PAGE 298; THENCE N.89°45'28"W., ALONG THE SOUTH LINE OF SAID COUNTY ROAD, A DISTANCE OF 486.88 FEET; THENCE S.0°41'08"E., A DISTANCE OF 513.46 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH-HALF (N 1/2) OF THE SOUTH-HALF (S 1/2) OF SAID GOVERNMENT LOT 3; THENCE N.89°20'02"E., ALONG THE SAID SOUTH LINE, A DISTANCE OF 821.36 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE MEAN HIGH WATER LINE OF CHARLOTTE HARBOR, AS SHOWN ON SURVEY PREPARED BY "SCHAPPACHER SURVEYING, L.L.C.", ENTITLED "BOUNDARY AND MEAN HIGH WATER LINE SURVEY", DATED APRIL 5, 2014, JOB NO. S110207.117, WITH NO REVISION DATE; THENCE NORTHERLY ALONG SAID MEAN HIGH WATER LINE FOR THE NEXT FIVE COURSES; N.49°01'03"E., A DISTANCE OF 15.50 FEET; THENCE N.13°57'58"E., A DISTANCE OF 111.12 FEET; THENCE N.01°32'23"E., A DISTANCE OF 107.98 FEET; THENCE N.02°28'45"W., A DISTANCE OF 98.89 FEET; THENCE N.02°38'16"W., A DISTANCE OF 175.93 FEET TO AN INTERSECTION WITH A LINE THAT PASSES THROUGH THE POINT-OF-BEGINNING, BEARING S.89°45'28"E., THENCE N.89°45'28"W., ALONG SAID LINE, A DISTANCE OF 268.60 FEET, TO THE SAID POINT-OF-BEGINNING OF THIS DESCRIPTION.

CONTAINING 9.98 ACRES, MORE OR LESS.

### NOTES:

- DIMENSIONS ARE IN FEET AND DECIMAL PARTS.
- ALL ROADS ARE PUBLIC UTILITY EASEMENTS, AND ALL ROADS ARE PRIVATE.
- ALL LINES INTERSECTING CURVES ARE RADIAL, UNLESS OTHERWISE NOTED.

### APPROVAL:

THIS PLAT IS ACCEPTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, LEE COUNTY, FLORIDA THIS 10th DAY OF January, 2017.

*John Manning*  
FRANKLIN B. MANN, JOHN MANNING  
CHAIR OF THE BOARD

*John J. Fredyma*  
JOHN J. FREDYMA  
SENIOR ASSISTANT COUNTY ATTORNEY

*David M. Loveland*  
DAVID M. LOVELAND  
DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT

*Linda Doggett*  
LINDA DOGGETT  
CLERK OF THE COURT

*Jessica Munoz*  
JESSICA MUNOZ, P.E.  
MANAGER DEVELOPMENT SERVICES

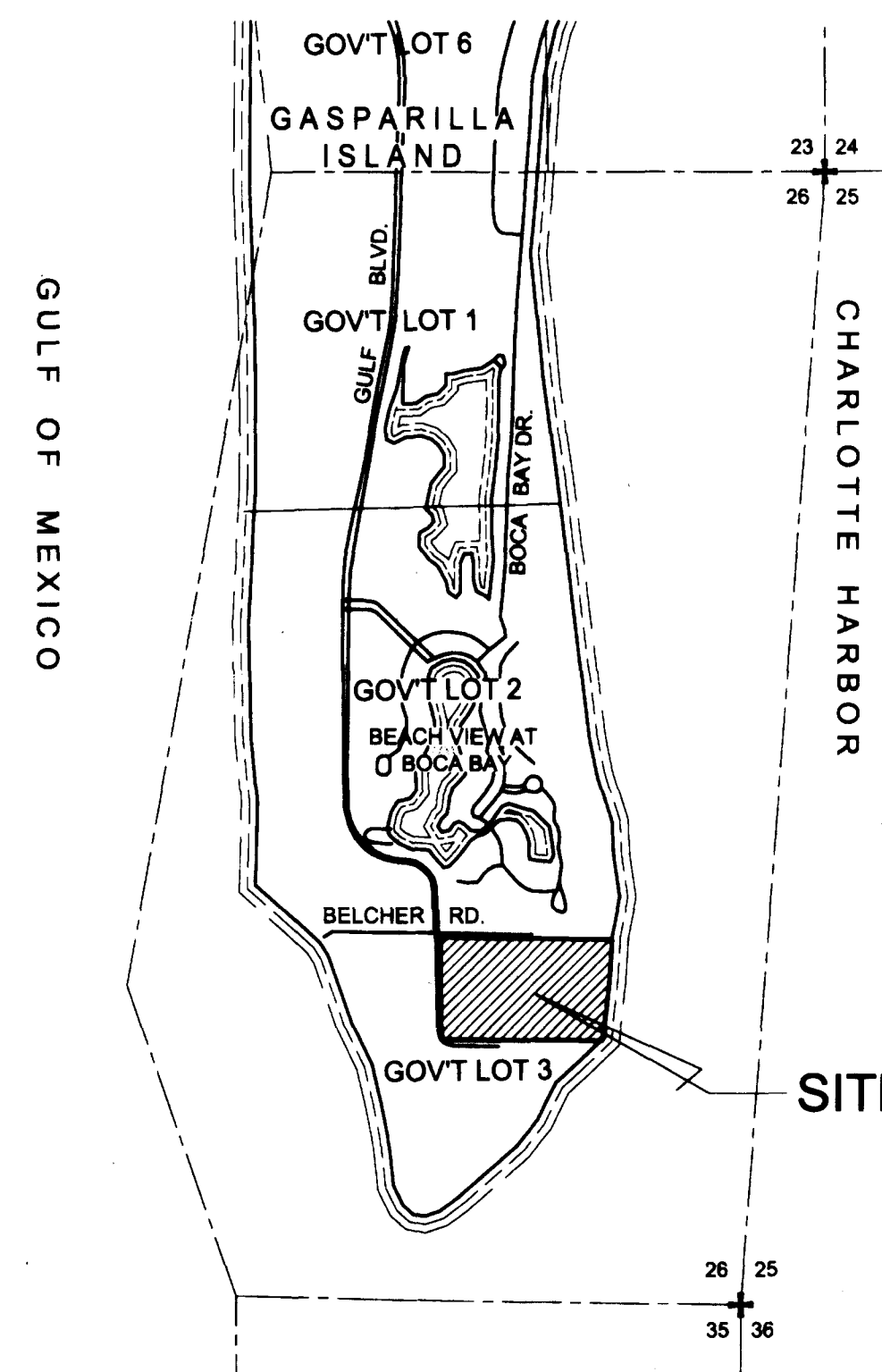
REVIEW BY THE DESIGNATED COUNTY PSM DETERMINED THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF F.S. CH. 177, PART 1.

*Gary W. Ashford*  
GARY W. ASHFORD, PSM  
FLORIDA CERTIFICATE NO. LS6305  
LEE COUNTY DESIGNATED PSM

### CLERK OF COURT CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF HILL TIDE ESTATES, A SUBDIVISION LYING IN SECTION 26, TOWNSHIP 43 SOUTH, RANGE 20 EAST, LEE COUNTY, FLORIDA, WAS FILED FOR RECORD AT 1:44 PM, THIS 17 DAY OF January, 2017 AND DULY RECORDED AS INSTRUMENT # 2017000012430 IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

*Linda Doggett*  
LINDA DOGGETT  
LEE COUNTY CLERK OF COURT



LOCATION SKETCH NOT TO SCALE

**NOTICE:**  
LANDS DESCRIBED IN THIS PLAT MAY BE SUBDIVIDED BY THE DEVELOPER WITHOUT THE ROADS, DRAINAGE, WATER AND SEWER FACILITIES BEING ACCEPTED FOR MAINTENANCE BY LEE COUNTY. ANY PURCHASER OF A LOT IN THIS SUBDIVISION IS ADVISED TO DETERMINE WHETHER THE LOT MAY BE SUBJECT TO ASSESSMENT OR CALLED UPON TO BEAR A PORTION OR ALL OF THE EXPENSE OF CONSTRUCTION, MAINTENANCE, OR IMPROVEMENT OF ROADS, DRAINAGE, WATER AND SEWER FACILITIES.

**NOTICE:**  
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

### SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF HILL TIDE ESTATES, LYING IN SECTION 26, TOWNSHIP 43 SOUTH, RANGE 20 EAST, LEE COUNTY, FLORIDA WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES. I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (PRM'S), HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THE PLAT.

*Mark A. Hatfield*  
MARK A. HATFIELD, P.S.M.  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 4155  
MORRIS-DEPEW ASSOCIATES, INC.  
2891 CENTER POINTE DRIVE, UNIT 100  
FORT MYERS, FL 33916  
LB 6891



### DEDICATION:

KNOWN ALL MEN BY THESE PRESENTS THAT BOCA PASS PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE OWNER OF THE HEREIN DESCRIBED LANDS HAS CAUSED THIS PLAT OF HILLTIDE ESTATES, A SUBDIVISION LYING IN SECTION 26, TOWNSHIP 43 SOUTH, RANGE 20 EAST, LEE COUNTY, FLORIDA, AND DOES HEREBY DEDICATE THE FOLLOWING:

- TO HILL TIDE ESTATES OWNERS ASSOCIATION, INC, A FLORIDA NOT-FOR-PROFIT CORPORATION WITH RESPONSIBILITY FOR MAINTENANCE OF THE FOLLOWING:
  - TRACT "R" FOR INGRESS AND EGRESS, AND ALSO FOR THE INSTALLATION, CONSTRUCTION, MAINTENANCE, AND OPERATION OF DRAINAGE, SIGNAGE, LANDSCAPING, IRRIGATION, LIGHTING, UTILITY FACILITIES AND GASPARILLA ISLAND WATER ASSOCIATION FACILITIES.
  - TRACTS "CA-1" AND "CA-2" FOR COMMON AREAS AND THE INSTALLATION, CONSTRUCTION, MAINTENANCE, AND OPERATION OF LANDSCAPING AND IRRIGATION FACILITIES.
  - LANDSCAPE EASEMENTS (L.E.) FOR THE INSTALLATION AND MAINTENANCE OF LANDSCAPING.
  - ALL DRAINAGE EASEMENTS (D.E.) AS SHOWN ON THE PLAT, FOR THE OPERATION, INSTALLATION, CONSTRUCTION, AND MAINTENANCE OF DRAINAGE FACILITIES.
  - THE LIMITED ACCESS EASEMENT NO. 1 (LAE NO. 1), AS SHOWN ON THE PLAT, FOR USE BY ALL OWNERS WITHIN HILL TIDE ESTATES, FOR PEDESTRIAN ACCESS ONLY.
- TRACT "A" IS RESERVED TO BOCA PASS PARTNERS, LLC, FOR FUTURE USE.
- DEDICATES TO LICENSED PUBLIC AND PRIVATE UTILITIES: ALL PUBLIC UTILITY EASEMENTS (P.U.E.) AS INDICATED ON THE PLAT, TOGETHER WITH PUBLIC UTILITY EASEMENT ACROSS, OVER AND UNDER TRACT "R", FOR THE PURPOSE OF CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF THEIR FACILITIES, INCLUDING, BUT NOT LIMITED TO, WATER, SEWER, CABLE TELEVISION SERVICES, TELEPHONE, GAS, ELECTRIC OR OTHER PUBLIC UTILITY. IN THE EVENT ANY CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, SUCH COMPANY SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
- DEDICATES TO GASPARILLA ISLAND WATER ASSOCIATION THE EASEMENTS LABELED G.I.W.A.E. FOR THE PURPOSE OF CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF THEIR FACILITIES.
- DEDICATES TO THE OWNERS OF LOTS 12 AND 13, WITH RESPONSIBILITY FOR MAINTENANCE, THE LIMITED ACCESS EASEMENT NO. 2, (LAE NO. 2), AS SHOWN ON THE PLAT, FOR PEDESTRIAN ACCESS ONLY.
- DEDICATES TO THE OWNERS OF LOTS 14 AND 15, WITH RESPONSIBILITY FOR MAINTENANCE, THE LIMITED ACCESS EASEMENT NO. 3, (LAE NO. 3), AS SHOWN ON THE PLAT, FOR PEDESTRIAN ACCESS ONLY.

IN WITNESS WHEREOF, BOCA PASS PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HEREBY CAUSES THIS DEDICATION TO BE MADE AND SIGNED IN ITS CORPORATE NAME ON THIS 10th DAY OF January, 2017.

BOCA PASS PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: BOB SEAGATE I, LLC, A FLORIDA LIMITED LIABILITY COMPANY ITS MANAGER

*William G. Price, Jr.*  
BY: WILLIAM G. PRICE, JR., ITS MANAGER

*Haiky L Underwood*  
WITNESS

*Haiky L Underwood*  
WITNESS

*Ryan M Skute*  
WITNESS  
PRINT NAME

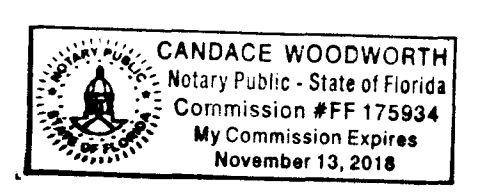
*Haiky L Underwood*  
PRINT NAME

### ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF LEE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF January, 2017 BY WILLIAM G. PRICE, JR., MANAGER OF BOCA SEAGATE I, LLC, MANAGER OF BOCA PASS PARTNERS, LLC, ON BEHALF OF THE COMPANIES, WHO IS PERSONALLY KNOWN TO ME OR WHO PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

*Candace Woodworth*  
NOTARY PUBLIC  
PRINTED NAME: Candace Woodworth  
COMMISSION # FF175934



MY COMMISSION EXPIRES: 11-13-18

DOS2016-00035/PLT2016-00021



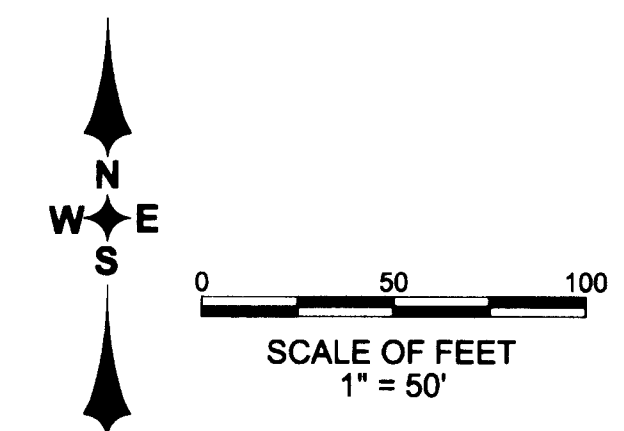
# HILL TIDE ESTATES

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SECTION 26, TOWNSHIP 43 SOUTH, RANGE 20 EAST, LEE COUNTY, FLORIDA

**MORRIS DEPEW** Fort Myers Tallahassee  
ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS  
FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330  
METRO CENTER 1 2891 CENTER POINTE DRIVE, UNIT 100 FORT MYERS, FLORIDA 33916 (239) 337-3993 FAX: (239) 337-3994 TOLL FREE: 866-337-7341

LOT 36, UNIT NO. 1 GOLDEN BEACH, PLAT BOOK 10, PAGE 60 & 61

P.O.C. S.E. CORNER OF LOT 36, UNIT NO. 1 GOLDEN BEACH, PLAT BOOK 10, PAGE 60 & 61



## GASPARILLA ISLAND

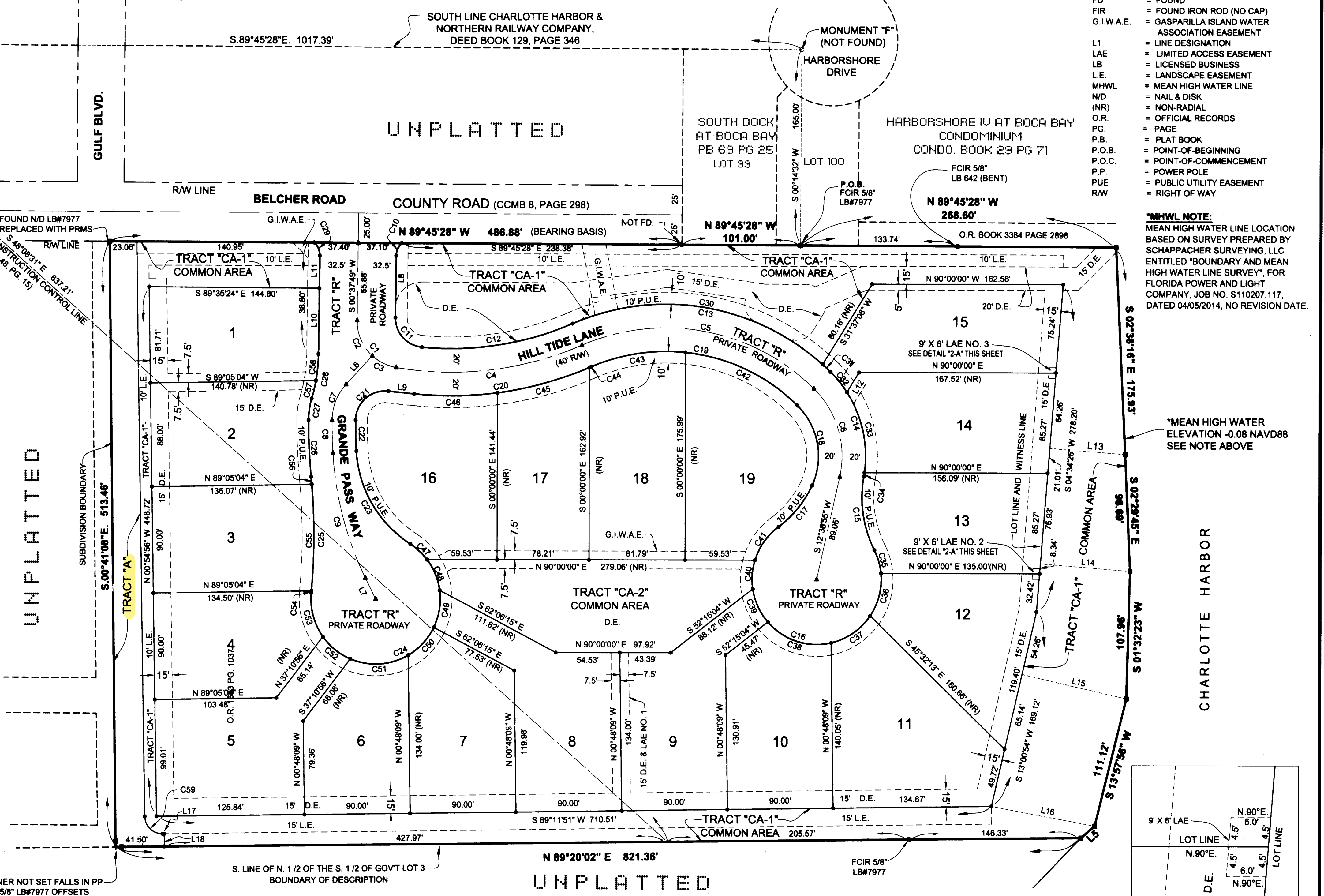
- LEGEND**
- PCP ▲ = PERMANENT CONTROL POINT (SCND 5/8' LB6891)
  - PRM ● = PERMANENT REFERENCE MONUMENT (SCIR 5/8' LB6891)
  - = LOT CORNER (SCIR 5/8' LB6891)
  - = CENTERLINE
  - = R/W LINE
  - = SECTION LINE
  - - - = EASEMENT LINE

- ABBREVIATIONS**
- BLVD. = BOULEVARD
  - C1 = CURVE DESIGNATION
  - CA = COMMON AREA
  - C.C.M.B. = COUNTY COMMISSION
  - MINUTE BOOK
  - C/L = CENTERLINE
  - D.E. = DRAINAGE EASEMENT
  - FCIR = FOUND CAPPED IRON ROD
  - FD = FOUND
  - FIR = FOUND IRON ROD (NO CAP)
  - G.I.W.A.E. = GASPARILLA ISLAND WATER ASSOCIATION EASEMENT
  - L1 = LINE DESIGNATION
  - LAE = LIMITED ACCESS EASEMENT
  - LB = LICENSED BUSINESS
  - L.E. = LANDSCAPE EASEMENT
  - MHWL = MEAN HIGH WATER LINE
  - ND = NAIL & DISK
  - (NR) = NON-RADIAL
  - O.R. = OFFICIAL RECORDS
  - P.G. = PAGE
  - P.B. = PLAT BOOK
  - P.O.B. = POINT-OF-BEGINNING
  - P.O.C. = POINT-OF-COMMENCEMENT
  - P.P. = POWER POLE
  - PUE = PUBLIC UTILITY EASEMENT
  - R/W = RIGHT OF WAY

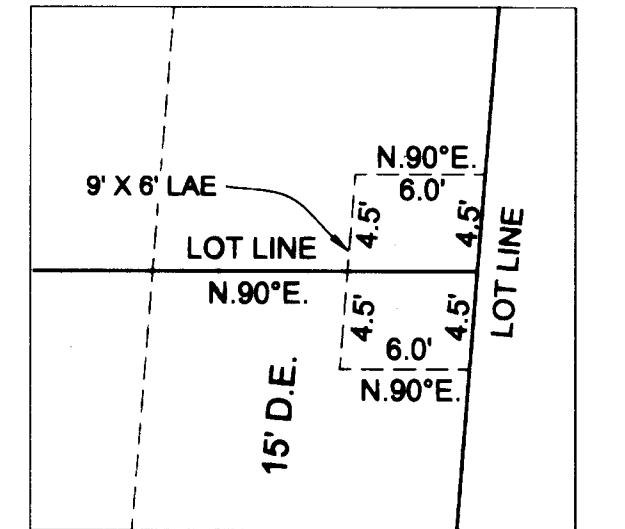
CURVE TABLE					
CURVE NO.	RADIUS	CENTRAL ANGLE	CHD. BEARING	CHORD	ARC
C1	40.00'	81°04'17"	N 39°54'20" W	51.99'	56.60'
C2	40.00'	48°09'43"	S 23°27'03" E	32.64'	33.62'
C3	40.00'	32°54'34"	N 63°59'12" W	22.66'	22.98'
C4	280.00'	33°01'02"	S 83°03'01" W	159.13'	161.35'
C5	180.00'	67°54'00"	N 79°30'30" W	201.05'	213.31'
C6	80.00'	58°12'25"	N 16°27'18" W	77.82'	81.27'
C7	45.00'	42°25'19"	N 21°15'26" E	32.56'	33.32'
C8	480.00'	3°19'58"	S 01°37'13" E	27.92'	27.92'
C9	275.00'	22°54'06"	N 14°44'14" W	109.19'	109.92'
C10	15.00'	46°06'26"	S 23°41'02" W	11.75'	12.07'
C11	25.00'	85°10'46"	N 41°57'34" W	33.84'	37.17'
C12	260.00'	28°54'33"	S 80°59'47" W	129.80'	131.19'
C13	200.00'	67°54'00"	N 79°30'30" W	223.39'	237.02'
C14	100.00'	55°32'10"	N 17°47'25" W	93.18'	96.93'
C15	100.00'	36°43'26"	N 08°23'03" W	63.00'	64.10'
C16	55.00'	260°26'17"	S 76°31'38" E	83.99'	250.00'
C17	90.00'	29°11'52"	S 38°05'35" W	45.37'	45.86'
C18	60.00'	70°03'09"	S 10°31'56" E	68.87'	73.36'
C19	160.00'	67°54'00"	S 79°30'30" E	178.71'	189.61'
C20	300.00'	29°26'32"	N 81°15'46" E	152.47'	154.16'
C21	25.00'	95°56'16"	N 48°00'54" E	37.14'	41.86'
C22	480.00'	3°15'53"	S 01°35'10" E	26.21'	26.21'
C23	100.00'	54°18'36"	N 30°22'25" W	91.28'	94.79'
C24	55.00'	242°40'51"	N 63°48'43" E	93.95'	232.96'
C25	530.00'	10°38'13"	S 00°09'58" E	98.25'	98.39'
C26	500.00'	5°31'51"	S 02°43'09" E	48.25'	48.26'
C27	65.00'	16°19'00"	N 08°12'16" E	18.45'	18.51'
C28	140.00'	15°43'58"	S 08°29'48" W	38.32'	38.44'
C29	15.23'	47°01'25"	S 23°07'11" E	12.15'	12.50'
C30	200.00'	65°15'36"	S 80°49'42" E	215.68'	227.80'
C31	200.00'	2°38'23"	N 46°52'42" W	9.21'	9.21'
C32	100.00'	12°44'58"	N 39°11'01" W	22.21'	22.25'
C33	100.00'	40°52'57"	N 12°22'04" W	69.85'	71.35'
C34	100.00'	1°54'16"	N 09°01'32" E	3.32'	3.32'
C35	55.00'	21°08'54"	N 16°10'19" W	20.19'	20.30'
C36	55.00'	39°35'07"	N 14°11'41" E	37.25'	38.00'
C37	55.00'	42°55'48"	N 55°27'09" E	40.25'	41.21'
C38	55.00'	62°00'38"	S 72°04'38" E	56.66'	59.53'
C39	55.00'	32°29'55"	S 24°49'21" E	30.78'	31.20'
C40	55.00'	25°40'35"	N 04°15'54" E	24.44'	24.65'
C41	55.00'	36°35'19"	N 35°23'51" E	34.53'	35.12'
C42	160.00'	38°31'48"	S 64°49'24" E	105.58'	107.60'
C43	160.00'	29°22'12"	N 81°13'36" E	81.12'	82.02'
C44	300.00'	0°20'11"	S 66°42'35" W	1.76'	1.76'
C45	300.00'	15°32'15"	N 74°38'48" E	81.10'	81.35'
C46	300.00'	13°34'07"	N 89°11'59" E	70.88'	71.04'
C47	55.00'	20°06'06"	N 47°28'40" W	19.20'	19.30'
C48	55.00'	29°40'06"	N 22°35'34" W	28.16'	28.48'
C49	55.00'	33°30'31"	N 08°59'45" E	31.71'	32.17'
C50	55.00'	33°47'56"	N 42°38'59" E	31.98'	32.44'
C51	55.00'	53°21'55"	N 86°13'54" E	49.40'	51.23'
C52	55.00'	31°39'55"	S 51°15'11" E	30.01'	30.40'
C53	55.00'	40°34'22"	S 15°08'03" E	38.14'	38.95'
C54	530.00'	0°11'33"	N 05°03'22" E	1.78'	1.78'
C55	530.00'	9°44'33"	N 00°05'19" E	90.01'	90.12'
C56	530.00'	0°42'06"	S 05°08'01" E	6.49'	6.49'
C57	140.00'	6°22'13"	N 13°10'40" W	15.56'	15.57'
C58	140.00'	9°21'45"	S 05°18'41" W	22.85'	22.88'
C59	15.00'	89°53'13"	S 45°51'33" E	21.19'	23.53'

LINE TABLE		
LINE	BEARING	DISTANCE
L5	N 49°01'03" E	15.50'
L6	S 42°28'05" W	33.02'
L7	N 26°11'17" W	19.91'
L8	N 00°37'49" E	52.40'
L9	S 84°00'58" E	22.20'
L10	N 00°37'49" E	55.86'
L11	S 00°37'49" W	27.71'
L12	N 31°37'08" E	19.70'
L13	N 85°25'34" W	64.34'
L14	S 85°25'34" E	76.48'
L15	S 76°59'06" E	91.15'
L16	S 79°23'48" E	89.39'
L17	S 89°11'51" W	1.43'
L18	N 00°48'09" W	10.82'

AREA TABLE		
AREA	SQUARE FEET	ACRES
LOT 1	11,489	0.26
LOT 2	11,921	0.27
LOT 3	12,290	0.28
LOT 4	11,624	0.27
LOT 5	14,187	0.33
LOT 6	10,639	0.24
LOT 7	12,577	0.29
LOT 8	14,637	0.34
LOT 9	13,919	0.32
LOT 10	12,956	0.30
LOT 11	16,584	0.38
LOT 12	12,820	0.29
LOT 13	12,705	0.29
LOT 14	13,936	0.32
LOT 15	13,853	0.32
LOT 16	14,915	0.34
LOT 17	11,753	0.27
LOT 18	14,161	0.33
LOT 19	15,470	0.36
TRACT CA-1	99,489	2.28
TRACT CA-2	16,507	0.38
TRACT R	53,632	1.23
TRACT A	12,590	0.29
TOTAL	434,853	9.98



**EASEMENTS' NOTE:**  
SEE SHEET 3 OF 3 FOR DIMENSION DETAILS FOR ALL EASEMENTS.  
DETAIL "A" COVERS THE EASEMENTS NORTH OF HILL TIDE LANE.  
DETAIL "B" COVERS THE EASEMENTS WEST OF THE ENTRANCE, AND  
DETAIL "C" COVERS THE EASEMENTS LYING BETWEEN THE TWO  
CUL-DE-SACS.



DETAIL "2-A"  
LIMITED ACCESS EASEMENTS, LAE NO. 1 & 2  
NOT TO SCALE



# HILL TIDE ESTATES

A SUBDIVISION LYING IN  
SECTION 26, TOWNSHIP 43 SOUTH, RANGE 20 EAST, LEE COUNTY, FLORIDA

SHEET 3 OF 3

**MORRIS DEPEW**  
 ENGINEERS • PLANNERS • SURVEYORS  
 LANDSCAPE ARCHITECTS  
 FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

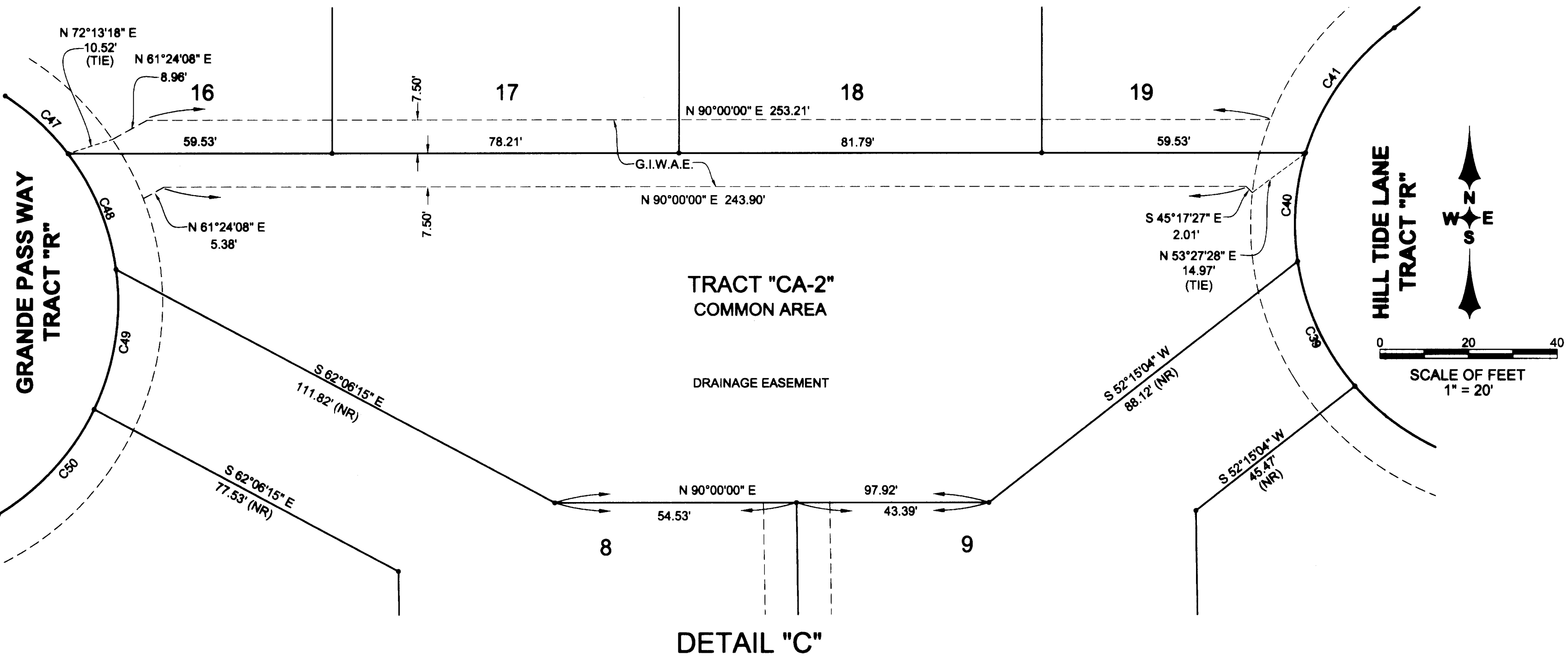
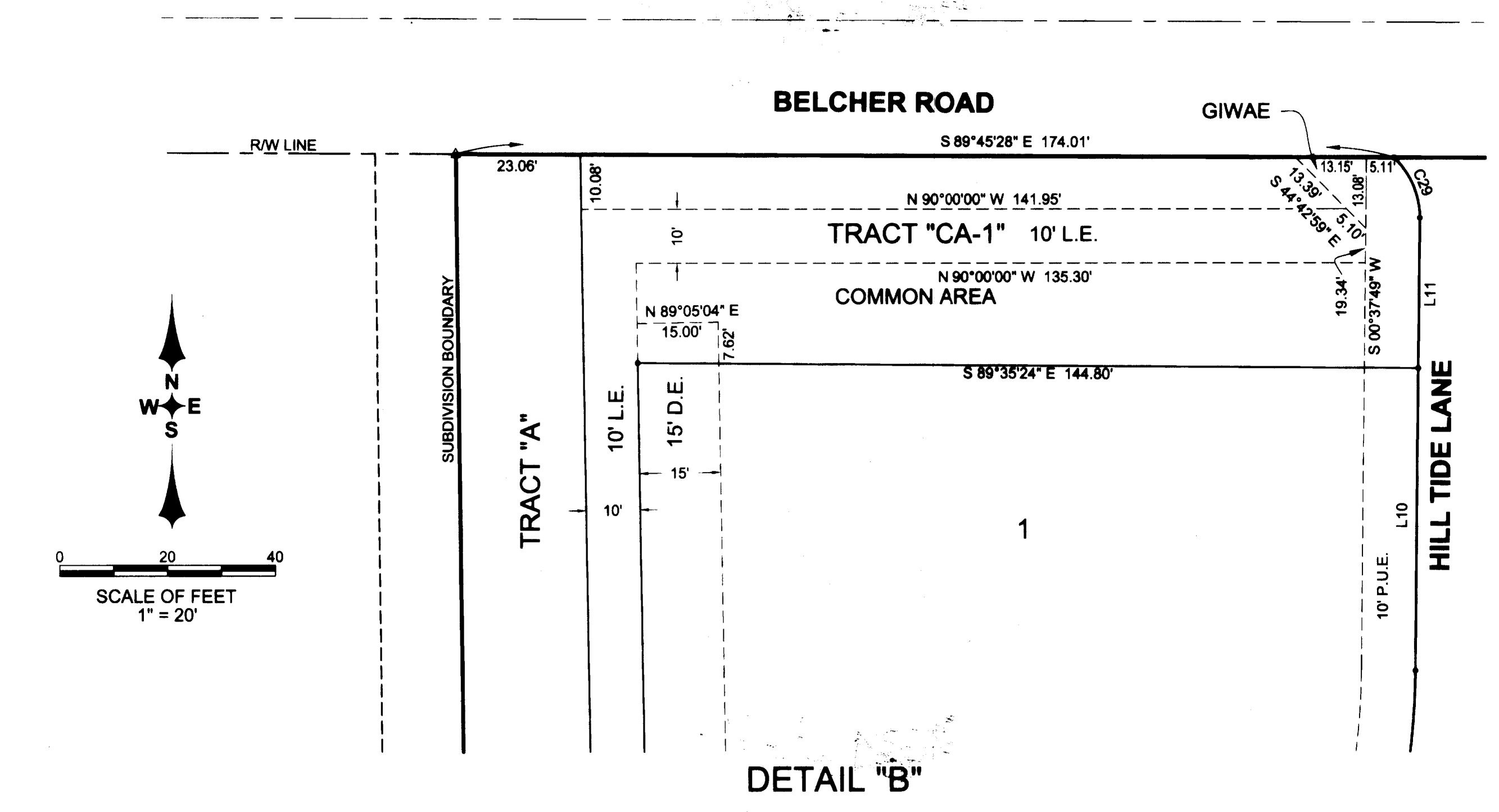
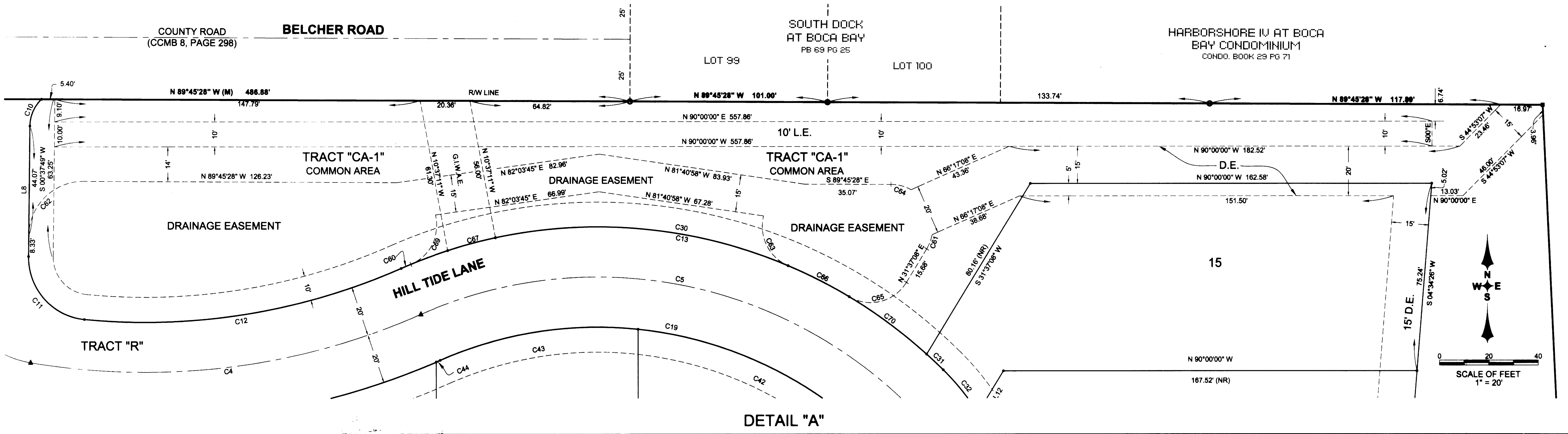
Fort Myers Tallahassee  
 METRO CENTER 1  
 2891 CENTER POINTE DRIVE,  
 UNIT 100  
 FORT MYERS, FLORIDA  
 33916  
 (239) 337-3993  
 FAX: (239) 337-3994  
 TOLL FREE: 866-337-7341

## DETAILS OF EASEMENTS

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	CHD. BEARING	CHORD	ARC
C4	280.00'	33°01'02"	S 83°03'01" W	159.13'	161.35'
C5	180.00'	67°54'00"	N 79°30'30" W	201.05'	213.31'
C10	15.00'	46°06'28"	S 23°41'02" W	11.75'	12.07'
C11	25.00'	85°10'46"	N 41°57'34" W	33.84'	37.17'
C12	260.00'	28°54'33"	S 80°59'47" W	129.80'	131.19'
C13	200.00'	67°54'00"	N 79°30'30" W	223.39'	237.02'
C18	60.00'	70°03'25"	S 10°31'56" E	66.87'	73.36'
C29	15.23'	47°01'25"	S 23°07'11" E	12.15'	12.50'
C30	200.00'	65°15'36"	S 80°49'42" E	215.68'	227.80'
C31	200.00'	2°38'23"	N 46°52'42" E	9.21'	9.21'
C39	55.00'	32°29'55"	S 24°49'21" E	30.78'	31.20'
C40	55.00'	25°40'35"	S 04°15'54" E	24.44'	24.65'
C43	160.00'	29°22'12"	N 81°13'36" E	81.12'	82.02'
C44	300.00'	0°20'11"	S 66°42'35" W	1.76'	1.76'
C47	55.00'	20°06'06"	N 47°28'40" W	19.20'	19.30'
C48	55.00'	29°40'06"	N 22°35'34" W	28.16'	28.48'
C49	55.00'	33°30'31"	N 08°59'45" E	31.71'	32.17'
C50	55.00'	33°47'56"	N 42°38'59" E	31.98'	32.44'
C70	600.00'	11°08'40"	N 53°46'14" W	116.52'	116.70'

LINE TABLE		
LINE	BEARING	DISTANCE
L8	N 00°37'49" E	52.40'
L10	N 00°37'49" E	55.66'
L11	S 00°37'49" W	27.71'

- LEGEND**
- PCP ▲ = PERMANENT CONTROL POINT (SCND 5/8' LB6891)
  - PRM ■ = PERMANENT REFERENCE MONUMENT (SCIR 5/8' LB6891)
  - = LOT CORNER (SCIR 5/8' LB6891)
  - = FOUND CAPPED IRON ROD
  - = CENTERLINE
  - - - = RAW LINE
  - · - · = SECTION LINE
  - · - · - · = EASEMENT LINE



# Hill Tide Estates Owners' Association, Inc.

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c/o Grande Property Services  
PO Box 3085 Placida, FL 33946

941-697-9722

## Notice of SPECIAL MEMBERS MEETING

Date: October 25, 2024  
Time: 3:00 pm  
Place: 3754 Cape Haze Drive, Rotonda West, FL 33947 and Via Zoom

Join Zoom Meeting

<https://zoom.us/j/3721229812?pwd=VWFNdnIrOXpwnh1NVhuamRoWG16dz09>

Meeting ID: 372 122 9812

Passcode: 426030

Dial by your location: 305 224 1968

The Purpose of this meeting is to vote on the purchase of "Tract A" as per the attached Plat of Hill Tide Estates and authorization of financing through Crews Bank.

Enclosed with this notice is a LIMITED PROXY. It is necessary for you to fill out and return a Proxy if you cannot attend the meeting or if you will be attending by Zoom. Please complete the Proxy and return via email to [Lynda@myFLmanager.com](mailto:Lynda@myFLmanager.com) or via Mail to:

Hill Tide Estates  
c/o Grande Property Services  
PO Box 3085  
Placida, FL 33946

### AGENDA

- I. Call to Order
- II. Verify Quorum
- III. Proof of notice of meeting
- IV. New Business
  - a. Approval of Purchase of Tract A and authorization of financing through Crews Bank
- V. Adjourn



3754 Cape Haze Dr  
Rotonda West, FL 33947

# Hill Tide Estates Owners' Association, Inc.

c/o Grande Property Services  
PO Box 3085 Placida, FL 33946

941-697-9722

## LIMITED PROXY

The undersigned, a Voting Member for Lot number(s) \_\_\_\_\_ of Hill Tide Estates Subdivision hereby constitutes and appoints \_\_\_\_\_, OR if left blank, **I hereby appoint the Manager of The Association, Tim Freeman**, the true and lawful proxy of the undersigned, with full powers of substitution, to appear, represent, and cast votes for me only as I have specifically instructed or authorized below, with respect to matters which might come before the special meeting of the Members of the Association to be held on October 25, 2024 at 3pm at 3754 Cape Haze Drive, Rotonda West, FL 33947 and via Zoom.

**LIMITED POWERS:** FOR YOUR VOTE TO BE COUNTED ON THE FOLLOWING ISSUES, YOU MUST INDICATE YOUR PREFERENCE IN THE BLANKS PROVIDED BELOW.

I specifically authorize and instruct my proxyholder to cast my vote in reference to the following matters as indicated below:

1. Purchase of Tract A and authorization of financing through Crews Bank.  
(The Board of Directors unanimously recommends a vote "In Favor")

IN FAVOR \_\_\_\_\_

AGAINST \_\_\_\_\_

Preference for Payment – Please indicate your current preference for payment of the purchase of Tract A. This selection will be used in planning to finalize financing and for invoicing. For those selecting to pay the full amount upfront, you will be invoiced accordingly, however, failure to submit payment in full according to the invoice and due date established will result in default to the quarterly payment option.

\_\_\_\_\_ Upfront payment of \$24,000

**OR**

\_\_\_\_\_ 40 payments of approximately \$850 spread over ten years.

**SIGNED** \_\_\_\_\_  
Signature of Owner or Designated Voter

**PRINTED NAME** \_\_\_\_\_

**DATE** \_\_\_\_\_

**Please sign and return the proxy as soon as possible.** Your proxy may be revoked at any time if you so choose. This proxy is valid only for the meeting for which it is given and any lawful adjournment. In no event is the proxy valid for more than 90 days from the date of the original meeting for which it was given.



3754 Cape Haze Dr  
Rotonda West, FL 33947

**RESOLUTION FOR SPECIAL ASSESSMENT  
HILL TIDE ESTATES OWNERS' ASSOCIATION, INC.**

**BE IT HEREBY RESOLVED THAT:**

1. The Board of Directors and Members of Hill Tide Estates Owners' Association, Inc., in the exercise of its business judgment, and pursuant to the authority contained in Article VI, Section 7 of the Declaration of Covenants, Conditions, and Restrictions for Hill Tide Estates and Section 3 of the Bylaws of Hill Tide Estates Owners Association, Inc., determined it necessary to provide additional funds to purchase Tract A, within the plat of Hill Tide Estates, from Seagate Development for \$450,000 plus closing costs.
2. The Hill Tide Estates Owners' Association, Inc. has secured financing for the purchase of Tract A through Crews Bank and Trust with an estimated fixed interest rate of 7.25% and a 10-year term.
3. The Hill Tide Estates Owners' Association, Inc. has arranged for members to pay their portion of the assessment in either a one-time payment prior to closing or in quarterly installments for the duration of the loan.
4. The Board of Directors deems a special assessment in the amount of \$24,000.00 per Unit, to be necessary for the aforesaid purpose.
5. Following a unanimous approval by the Members of Hill Tide Estates Owners' Association, Inc., the above-described assessment of \$24,000.00 per Unit is hereby declared to be payable and due as follows:

**\$24,000.00 (100%) Due Prior to Closing (Estimated to occur before the end of 2024)**

**OR**

**40 Payments of \$850 per quarter beginning January 1, 2025**

**THIS RESOLUTION WAS CONSIDERED AT A SPECIAL MEMBER MEETING HELD ON OCTOBER 25, 2024. THE MEMBERS OF HILL TIDE ESTATES OWNERS' ASSOCIATION, INC. UNANIMOUSLY APPROVED TO PURCHASE TRACT A AND AUTHORIZE FINANCING THROUGH CREWS BANK, TO BE PAID BACK BY THE MEMBERS THROUGH EITHER A ONE-TIME ASSESSMENT OF \$24,000 DUE PRIOR TO CLOSING, OR 40 QUARTERLY PAYMENTS OF \$850.**

HILL TIDE ESTATES OWNERS'  
ASSOCIATION, INC.

By: Brad Foster  
Brad Foster (Nov 19, 2024 09:18 EST)

Brad Foster, President

Date: 19/11/24








# RESOLUTION FOR SPECIAL ASSESSMENT

Final Audit Report

2024-11-19

Created:	2024-11-18
By:	Paul Freeman (tim@myflmanager.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAI8R9r8aKK_JIsUmtyu4pWq3rbuHgAonD

## "RESOLUTION FOR SPECIAL ASSESSMENT" History

-  Document created by Paul Freeman (tim@myflmanager.com)  
2024-11-18 - 10:08:47 PM GMT- IP address: 76.123.82.73
-  Document emailed to Brad Foster (bfoster@mgewholesale.com) for signature  
2024-11-18 - 10:08:50 PM GMT
-  Email viewed by Brad Foster (bfoster@mgewholesale.com)  
2024-11-18 - 10:23:36 PM GMT- IP address: 73.62.91.22
-  Document e-signed by Brad Foster (bfoster@mgewholesale.com)  
Signature Date: 2024-11-19 - 2:18:05 PM GMT - Time Source: server- IP address: 73.62.91.22
-  Agreement completed.  
2024-11-19 - 2:18:05 PM GMT

# Hill Tide Estates Special Members Meeting

October 25, 2024

**Board Present** Brad Foster, Dave Habiger, Larry Krueger

**Members Present** Stu Ingis & Buyer under contract for Lot 12

**Management** Tim Freeman, Lynda Swart

**Call to Order** Brad Foster called the meeting to order at 3:04 pm  
Quorum was verified  
Proof of Notice confirmed

**New Business** **Tract A Purchase** – Brad Foster moved to approve the purchase of Tract A, and authorize financing for the Association through Crews Bank, to be paid back by the Members through either a one-time assessment of \$24,000 due prior to closing or 40 quarterly payments of \$850 as indicated on each member's proxy, seconded by Larry Krueger. **Unanimous, motion passed.**

Vote results: There were 13 votes in favor, 0 votes against

**Hurricane Milton** – discussion ensued on hurricane clean-up including:

- Gate motors – repairs completed
- Irrigation – Contractor on-site and irrigation working
- Landscape – issues with Hazeltine
- Clean-up – handyman (James Allen) on-site doing vegetation and debris clean-up

**Adjournment** Brad Foster adjourned the meeting at 3:31 pm