



WINDWARD
DEVELOPMENT

BY EMAIL

29th May 2017

Kathi Barrington
Long Bay Home Owners Association
Long Bay
Providenciales

Dear Kathi,

RE: OWNERS QUESTIONS – LETTER DATED 22nd MAY 2017

Thank you for reverting to us with questions from the Long Bay Home Owners Association (LBHOA) members.

The project is still very much in its infancy so we have done our best to generally answer however there will no doubt be some changes required and some details will only become available when we move to the next level of design.

It is probably worth clarifying to the members that though Windward is a relatively new development firm its principals have owned the Caicos Marina and Shipyard and surrounding land since the late nineties and are acutely aware of what is uniquely special about Long Bay and what its challenges are. I was personally an active member of the Long Bay Road Committee set up in 2006 to find a way to get the roads improved or paved in Long Bay. As a business and a family we contributed \$100,000 to the road fund which went a long way to make the project possible. At a similar time we supported and helped institute the 'no contribution, no vote' structure in the Long Bay Home Owners Association.

I say the above so that those members who are new to the association or newly active in the association understand that though the Long Bay Estate project is being undertaken by our new development firm, we have been involved in long bay for 20 years and keenly understand the nature of the area and the benefits of the association itself.

Concerns noted in the your letter received on the 22nd May 2017. I have left in bold italic the questions as posed in your letter.

1. 'Density of residential area'

I am not entirely clear on the question, however if you remove the Caicos Marina acreage from the total project area, we have approximately 90 residential units over 31 acres.

2. *'Repair to the road during all phases of construction and upkeep of the road after construction is complete'*

We will of course remedy any damage to the road caused by our construction works and ensure the project contributes to the upkeep of the road via its membership of the LBHOA

3. *'that the new bridge be of sufficient height and width that the owners up the canal always have access for their boats. Some of those boats are surprisingly substantial in size'*

It is likely that the final structure over the canal will be some form of swing bridge. There may be a temporary structure in place in the short term during construction however the long term solution will look to improve the width and water flow.

4. *'that new residential owners and commercial owners contribute to the Association for road maintenance, security'*

The project will have its own owners association and strata corporation which will then in turn contribute appropriately to the LBHOA. We understand the value of a well supported residential association.

As developers of the Blue Cay Estate, we recognise the responsibility we have to the overriding Associations and in that instance we set up a contribution system to the Leeward Home Owners Association and are currently working with them to improve roads in our subdivision and security generally in the Leeward Area.

We will lend the same support to the LBHOA and expect the Long Bay Estate to substantially boost the strength of the LBHOA through increased contributions and support for the work it does.

5. *'We will lose our Tropic birds. They used to nest on Long Bay Beach but moved to the iron shore around the point towards shipyard, when houses were built on the beach above and behind the cliffs. They are migratory - arriving here mid March to mate and nest.'*

We will be working closely with the DECR to ensure that we meet all of the necessary environmental guidelines. The natural environment of Long Bay is a part of the appeal of the area and as a low density project we hope to maintain as much of this as possible.

6. *'four story buildings in phase two. Can you tell me the maximum height of these buildings?'*

We expect to limit the height of these buildings to 50' - 60' depending on the final design of the roof structure. The condominiums form a very small part of the project, representing around 10% of the total number of residences.

7. *'Impact on night sky from the loom this project would/could create'*

It is an active design criteria of the project to ensure the properties work harmoniously with the natural environment. We expect the single family homes to be low impact and to this extent we expect most of the skyline from the water and indeed the new lagoon to be very similar to that of the existing long bay beach.

8. *'New beach - If I remember correctly, the entire project hinges on the creation of the new beaches.'*

Does this mean the beach creation is the first step in the development? I am asking because IF the beach cannot for whatever reasons, be created somewhere down the road during construction, what would happen to any partially constructed buildings?'

The low density nature of the proposed masterplan relies on the added value created by the beach. As such the approval for the beach is the first step and the construction of the beach and lagoon are part of the first phase of the infrastructure works. Vertical works will only start once this initial phase is complete. Having undertaken the development of the Blue Cay Estate which includes a 900' canal and 450' of beach creation, we are extremely well versed in the steps required to produce these marine works. We have an exceptional team of experts who we rely on to delivery marine works professionally and more importantly with the least environmental disruption possible.

9. *'Where will the sand come from to create the beach?'*

Subject to the final design and the geotechnical make up of the site, the base structure of the beach will likely come from the excavation of the lagoon area. The fine grade sand will likely come from a variety of sources including the maintenance dredging for the marina and marina entrance. Dredging and sourcing sand is carefully regulated by the Department of Environment and Coastal Resources and we will be working with them to ensure our design and implementation conforms to their conditions.

10. *'Where will the sand come from to re-furbish the beach (after northers, tropical storms and other weather systems?'*

It is likely that a sand trap will be created at the entrance to the marine to help maintain the depth of the channel. Sand will regularly be available from this and if necessary we will work with DECR to identify other sources.

11. *'Last, for now, but not least - possible influx of criminals taking advantage of all the new owners. We will have to find some way to beef up security patrols. Will your new development hire its own security to patrol the property? And of course will they contribute to the LBHPOA so that we can increase our security patrols. FYI we hire Security for 2 months of the year, at a*

cost of \$5300/month for 2 security officers - one at entrance and one driving around. But only from 11pm until 7am. Many breaking in LBH occur during working hours.'

The Long Bay Estate will have its own security much like the Caicos Marina currently has. The additional contribution made by the project to the LBHOA will no doubt open more options for added security in the area and we will of course work alongside the association to achieve this.

12. 'One other note - a few of the owners feel that Windward should pave all the roads in Long Bay Hills.'

As I noted above, we were instrumental in putting in place the original road works through our contribution and effort. We will continue to support the LBHOA in improving Long Bay and should the additional contributions created by the Long Bay Estate be used over time to build more roads we would welcome that. As a Development group we will also gladly assist in pushing some of these agendas much like we did back in 2006. For Clarity sake, Windward will not be offering to pave all of the roads in Long Bay.

I hope the above goes some way to answer questions and appease some of the concerns of the members. Once we know that the principle of the project is generally supported and we have the appropriate designs complete we will arrange a public consultation meeting.

In the meantime please do not hesitate to revert with any further questions.

Yours Sincerely,

Ivor Stanbrook

Windward Development Company