

**Key West Bight Preservation Association Inc.**  
**Report**  
to the  
**Key West Bight**  
**Management District Board**

January 2012

**The regular monthly Board meeting** of the KWBPA for December 2011 was cancelled for the holidays.

The following letter is current and the following issues are still on the table for the January meeting:

Letter to the Bight Board:

January 4, 2012

To: The Key West Bight Management District Board

From: Key West Bight Preservation Association Board

Dear Bight Board members,

This letter is to clarify the position of the Key West Bight Preservation Assn. on the following issues relating to proposed adjustments to CRA leases. To assist the current and future CRA tenants in obtaining and maintaining a fair and successful business lease and livelihood at the Key West Bight, we endorse the following lease changes as fair and equitable to the citizens and to the CRA, and are in line with current trends that allow for more economic stability of all parties.

Upland tenants:

Adjust all current leases that have a higher automatic annual increase to an annual increase of 3%.

All tenants:

Release original lessee from being held liable for the performance of the next tenant obtained through a lease assignment. The new tenant should be held fully responsible for their own lease performance.

Late payment penalties should max out as: 6-10 days = 5%, 11-15 days = 10%, 16 days plus = 15%

Marina tenants:

As in the course of normal and reasonable commercial lessee and lessor relationships, the commercial marina tenants should be issued a lease with as long a term as possible with an option for renewal.

Thank you.

The KWBPA Board

**Old Business:**

**Common Area improvement project** - Original association request 5-19-08 asked for increased bike and scooter parking, increased square footage for pedestrian use and better ambient lighting with no light pollution and trespass.

**Market Rent Study by Management:**

**Dockage Leases Update:** (past) According to the State of Florida bay bottom lease official, 90% of the dockage in the K.W. Bight must be open to the public. According to this State official, this State rule does prohibit sub-leases of bay bottom to private yacht clubs, but does allow dockage leases to commercial boats as long as the public can use their service. Commercial marina tenants that sell charters are in fact a preferred use as far as the State is concerned, because they are open to the public. There was past assurance by Bight management to the Bight Board that a format for dockage leases for marina tenants could be ready for review by February '07.

**New dockage agreement and increased security deposits:** There are numerous request from marina tenants on the disposition of their original security deposits and the amount of interest earned since it was paid, which Roger Wittenburg said should be 5% annually.

