I. MEMBERS:
   Jerry Sullivan, Chairman
   Bill Hipple, Vice Chairman
   Bruce Crawford, Secretary
   Robert Werner, Member
   Ed Preti, Member
   Paul Bartlett, 1st Alternate
   Kelli Preti, 2nd Alternate

II. GUESTS: Vice Mayor Mark Mullinix, Councilmember Darryl Aubrey, Councilmember Searcy, Village Manager Andy Lukasik, Village Attorney Len Rubin, and 22 other guests on attached roster Attachment C.

III. MINUTES APPROVAL: The Aug 14, 2018 meeting minutes were approved unanimously.

IV. EXCUSAL OF ABSENT MEMBERS: None

V. MATTERS BY THE PUBLIC: the 22 guests above attended to participate in the Earman River discussion.

VI. OLD BUSINESS: None

VII. NEW BUSINESS:
   A. Earman River Schwencke problem
   B. Earman River clean up issues
   C. Anchorage Park Marina update

A. EARMAN RIVER SCHWENCKE PROBLEM

Guest Atty Andrew Baumann, invited by the Village and representing some of the residents affected by the Schwencke problem, provided a very good overview of the problem and the impact it is having on the residents and businesses fronting on the Earman River. Some of the Guests on the attached also spoke about their experiences with this problem. Amongst the many things our Board learned were:

1) Village residents and businesses are faced with millions of dollars in legal costs and payments to the Schwencke family through their North Palm Properties, Inc. (NPBP) entity, and some as large as hundreds of thousands of dollars in individual cases.

2) There seems to be some valid questions about the origin of NPBP claims to ownership and interests in the properties they claim to own, and about the validity of their current ownership – see Attachments A from one of our Guests.
3) The Guests, residents and businesses, present feel they are being extorted and the predatory attacks by NPBP are immoral see Attachments B indicating the troubling ethics and predatory methods in these attacks including; threats to sell the river frontage rights to third parties if river frontage owners don’t buy the rights, which effectively blocks the owners from their own river frontage access, and threats to increase the price if owners try to defend their positions legally.

4) The pattern of these predatory attacks is random and some rights were given by NPBP free to friends or at very low cost and others are extreme at over 500,000$ to a condo association and a proposal to Nautical Ventures to pay 750,000$ for the right to continue using docks which have existed for decades.

5) NPBP has not so far attacked the Village which also has waterfront facilities on the Earman River and we do not know what rights NPBP may have to do so and we do not know what it means if NPBP is attacking most of the Earman River front owners but not the Village of NPB.

6) When asked how we, our Board and the Village, can help, we got the sense that the residents and businesses could work together more effectively to fight this threat as a group and more importantly, the Village could take a stand supporting the residents and businesses instead of regarding this problem as a civic matter, not a Village problem.

The Waterways Board was unanimous in its opinion that this threat to our residents and businesses on the Earman River is an unacceptable and immoral situation and that we and the Village should stand up for its citizen residents and businesses and help defend their rights to their long standing and existing use of Earman River frontage. Accordingly the Board made and unanimously approved the following recommendation to the Village Council;

**MOTION:** The Waterways Board recommends and urges the Village Council to stand up for and help defend the rights of its Earman River front property owners including:

a) immediately hold a workshop meeting to gather more and all relevant information and pursue options for defending the river front owner’s rights, and

b) be proactive in supporting its residents and businesses and explore all possible legal, (like ways to put a hold/freeze/injunction on all such questionable transfers pending legal process?), code and zoning and other options to resolve this unjust and predatory situation favorably for the river front owners.

B. EARMAN RIVER CLEAN UP ISSUES: deferred to next meeting

C. ANCHORAGE PARK MARINA UPDATE: Village Manager Andy Lukasik provided a great overview of the status of the work at the Anchorage Park Marina

The meeting was adjourned at 8:00 pm
STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that the undersigned Owners of the
tract of land, and being in Section 17, Township 42 South, Range 45 East, Palm Beach Coun-
ty, Florida, shown herein as VILLAGE OF NORTH PALM BEACH, PLAT No. 2, and more
particularly described as follows, to wit:

Beginning at the Northwest Corner of Village of North Palm Beach, Plat No. 1, said corner
being the point of intersection of the northerly right of way line of Lighthouse Drive and the
westerly right of way line of North Palm Beach Highway as shown on Sheet No. 2 of said Plat
No. 1, according to the plat thereof recorded in Plat Book 29, Pages 520 to 526, inclusive,
Public Records of Palm Beach County, Florida, thence N 88° 28' 47" W along the westerly
extension of said northerly right of way line of Lighthouse Drive, a distance of 894.8 feet to
the beginning of a curve concave to the south, having a radius of 1404.4 feet and a central
angle of 10° 35' 29", thence continue along the arc of said curve, a distance of 275.59
feet to the end of said curve and the beginning of a curve concave to the north, having
a radius of 1404.4 feet and a central angle of 9° 56' 39", thence continue along the arc of said
curve, a distance of 228.59 feet to the end of said curve, thence continue N 88° 28' 47" W along
the tangent to said curve, a distance of 179.9 feet, more or less, to a point in the north-south
Quarter Section Line of said Section 17, thence S 88° 28' 47" W along said Quarter Section Line,
a distance of 192.1 feet, more or less, to the center line of the right of way of Canal B-17 of
the Central and Southern Florida Flood Control District as said right of way is described
in Baseline Deeds recorded in Deeds Books 169 and 168 at Pages 106 and 224, respectively,
Public Records of Palm Beach County, Florida, thence S 67° 13' 17" E along said center line, a
distance of 187.7 feet, more or less, to a point in said right of way at the line of North Palm
Beach Waterway, thence N 5° 0' 18" E along said right of way line, a distance of 134.72 feet, more
or less, to the point of beginning. Subject to existing easements of record and to the existing
right of way of Prosperity Farms Road.

The bearings in the above described property refer to the standard plane rectangu-
lar coordinate system for the East Zone of Florida.

The undersigned Owners do hereby dedicate the Lagoons shown herein to the Village
of North Palm Beach, subject to the terms and conditions stated in the Offer to Dedicate Canal
recorded in Deeds Book 29, Page 536, Public Records of Palm Beach County, Florida.

IN WITNESS WHEREOF, the undersigned Owners have caused these presents
to be executed this 16th day of June, A.D. 1987.

[Signature]
VIRGINIA GRAVLIN, a single person, BUNKER RANCH HOMES, INC.,
GOLDFIELD HEIGHTS, INC., BELVEDERE HOMES, INC., BELVEDERE
INDUSTRIAL CORP., FOREST HILL HOMES, INC., BELVEDERE
HOLDING CORP., and WILLIAM W. BLAKESLEE, individually
and as Trustee, joined by his wife, ANITA F. BLAKESLEE,
doing business as NORTHLAKE PROPERTIES.

[Signature]
Attorney-in-Fact for said Owners
[Signature]
Notary Public

STATE OF FLORIDA
COUNTY OF PALM BEACH

I HEREBY CERTIFY that on this day personally appeared before me, an officer
duly authorized to administer oaths and take acknowledgments, RICHARD S. ROSS as Attor-
ney-in-Fact for VIRGINIA GRAVLIN, a single person, BUNKER RANCH HOMES, INC., GOL-
DFIELD HEIGHTS, INC., BELVEDERE HOMES, INC., BELVEDERE
INDUSTRIAL CORP., FOREST HILL HOMES, INC., BELVEDERE
HOLDING CORP., and WILLIAM W. BLAKESLEE,
individually and as Trustee, joined by his wife, ANITA F. BLAKESLEE,
doing business as NORTHLAKE PROPERTIES, to me well known and known to me to be the individual
described in the foregoing deed, as such Attorney-in-Fact, and acknowledges,
before me that it was executed freely and voluntarily for the purpose therein expressed

WITNESS my hand and official seal at West Palm Beach, County,

[Signature]
Notary Public

[Signature]
My Commission expires
May 24, 2018

Mr. and Mrs. Ronald K. Lantz
720 Ibis Way
North Palm Beach, FL 33408

Re: Waterfront Property

Dear Mr. and Mrs. Lantz:

We represent North Palm Beach Properties, Inc. (“NPB Properties”), owner of the C-17 Canal next to your property. We have been directed to advise you that NPB Properties is prepared to sell to you the C-17 Canal property adjacent to your property. As waterfront property with access to the Intracoastal Waterway, the sale would substantially increase the value of your property.

NPB Properties, along with its affiliates (collectively “NPB Properties”), developed the Village of North Palm Beach and the Town of Lake Park beginning in the late 1950’s. NPB Properties caused the property on the north and south of the C-17 Canal to be sub-divided and platted in recorded plats referred to as Village of North Palm Beach Plats 1 through 5. Your property is within the plat known as Village of North Palm Beach Plat #2. NPB Properties developed and sold the lots within these plats but retained ownership of the C-17 Canal. Because NPB Properties retained ownership of the C-17 Canal, most properties along the C-17 Canal do not own water frontage along the C-17 Canal. Some owners have built docks and other improvements within the C-17 Canal property, but the fact is that they do not own this property, nor do they have any right to build within this property.

NPB Properties was originally controlled by John Schwencke. His son, Kim Schwencke, now controls NPB Properties. Mr. Schwencke has decided that it is time to sell the C-17 Canal. He believes that the owners of the lots along the C-17 Canal should be offered the opportunity to buy the water frontage. He has authorized this office to notify owners of property such as yours, the opportunity to own the waterfront land next to their properties.
Offers have already been made to some property owners along the C-17 Canal. Some of those owners have eagerly accepted the opportunity to increase the value of their home by purchasing the waterfront property. These owners now have the legal right to access the water and the waterway. However, in other cases, the land owners who have been using the C-17 Canal property as their own, without ownership, have elected to fight NPB Properties in court. This is expensive for the land owners as well as NPB Properties, but NPB Properties is prepared to protect its ownership rights and will add whatever legal expenses they incur to the price of the land.

Consistent with the foregoing, please note that we recently secured a judgement against Paradise Villas Condominium Association, for property along the C-17 Canal, east of US Highway One. Thirty-eight boat slips were built within the C-17 Canal by the Condominium. The judgement confirms:

1. NPB Properties owns the submerged land within the C-17 Canal next to the Paradise Villas Condominium Association;

2. Paradise Villas Condominium Association has no rights to the C-17 Canal, by adverse possession, prescriptive easement, or otherwise.

Now that the judgment has confirmed ownership of the C-17 Canal by NPB Properties, NPB Properties has agreed to sell the thirty-eight boat slips within the C-17 Canal to the unit owners.

We have carefully documented NPB Properties’ ownership of the C-17 Canal. Evidence of that ownership is available on the Palm Beach County Appraiser’s web site. The web site shows NPB Properties as the owner of the C-17 Canal. Attached is a map from the web site showing your property in red, and the C-17 Canal outside of your property line. Separately, I have attached the Appraiser’s map of C-17 Canal outlined in red. You will note that the ownership is in the name of North Palm Beach Properties, Inc.

As mentioned above, NPB Properties is prepared to sell C-17 Canal parcels to owners along the C-17 Canal. A survey of the parcel which NPB Properties is prepared to sell to you is enclosed. NPB Properties is willing to sell this parcel to you for a purchase price of $40,000, plus closing costs. NPB Properties believes that this price is a bargain since you will now own waterfront property and have legal rights to access the private waterway. Without the land, you have no right to enter NPB Properties’ land, access the water, or use the submerged land within C-17 Canal.

Please note that this offer is part of a plan by NPB Properties to sell all its land within the C-17 Canal extending from Prosperity Farms Road to the Intracoastal. We will be conducting closings on these properties as quickly as we can.

Should you choose not to take advantage of this offer, NPB Properties will be forced to prohibit any further use of its property by you. NPB Properties can not be liable for injuries or losses within the property. Therefore, to the extent that you are currently using any portion of the C-17 Canal, or to the extent that you have improvements within the C-17 Canal, this letter shall
Mr. and Mrs. Ronald K. Lantz  
May 24, 2017  
Page 3

constitute a Notice of Trespass and withdrawal of any prior consent to your use of lands within the C-17 Canal. You are advised to remain off our client's property and to remove any of your property from the C-17 Canal. In addition, NPB Properties may offer the property to other owners along the canal. Of course, should you accept the offer, no action will be taken, and we will simply proceed to a closing.

If you have an attorney, please feel free to have him or her contact me with regard to NPB Properties, the ownership of the C-17 Canal, and the proposed conveyance to you. If you are willing to accept the offer contained in this letter, please contact Richard Raymond of Trex Management, the property manager, at 561-632-6089 to execute a Sale and Purchase Agreement for this property.

Should you have any questions, please feel free to contact me.

Very truly yours,

[Signature]

Philip H. Ward, III

Enc.

cc: North Palm Beach Properties, Inc.
ATTENDERS

1. Karen Marcus
2. Sandi Berkenfeld
3. Nelson Parish
4. Ed Garcia
5. Danny Baby
6. Boone Stirling
7. Gibby Whetstone
8. Stuart Brazier
9. Tom Lundeen
10. Andrew Banmann
11. Carter Graham
12. Tom Bell
13. Tina Lentz
14. Ron Lentz
15. Jack Devanny
16. Joe Daggie Childs
17. Guillermo Gonzalez
18. Bill & Suzanne Neville
19. James Hassen
20. Ed L. Preti
21. Kyle Knoth
22. Nancy Knoth

Contact
Karen.marus@gmail.com
sandiberkenfeld@gmail.com
Sandi as above
Garcia - E OBell 1500 4-10-16

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561-626-0291
716 Ibis Way
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561-282-8860
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Hummingbird Way
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