



WELCOME TO POLYNESIAN ISLANDS

Polynesian Isles Homeowners' Association

The Polynesian Isles Homeowners Association (PIHOA) is a non-profit community improvement association incorporated under Florida law. The association includes the real property owners in Polynesian Islands and the neighboring subdivisions of Bay Ridge Park 2nd Edition, Whisper Bay 7th Edition, Clipper Bay and Ebbtide. The PIHOA functions under By-laws revised November 11, 2010. The primary objective of the PIHOA is to maintain a high standard of Community livability, thereby enhancing the value of each owner's property.

The PIHOA operates from voluntary membership dues.

The By-laws are available on the PIHOA website or by request from a Board member.

Polynesian Isles Homeowners' Association Board

The Poly Isles HOA is guided by a volunteer Board consisting of 7-11 members.

The Board manages the finances of the PIHOA, maintains a website and interacts with the government agencies regarding our canals, boat ramp, MSBU and other issues. The Board organizes a community picnic in the spring, plans the annual Homeowners' Association meeting (usually in November) and oversees the Christmas Canal Boat Parade.

Contact any Board member to inquire about joining the PIHOA Board or helping with an event.

The Beginning of Polynesian Islands

The Polynesian Islands canal system was created in the late 1960's. The 11 north-south canals branch from a main northeast-southwest canal, which opens to Pensacola Bay approximately 1 mile west of the Garcon Point bridge (Hwy 281).

Our canal system did not originally open to the bay. The weir, or opening, was permitted after extensive filing of affidavits, permits and fees with the US Army Corps of Engineers, US Fish and Wildlife Service, US Environmental Protection Agency, the State of Florida and Santa Rosa County. More than 4000 documents were filed and many fees were paid to get weir approval.

At last, the weir was approved and dredged, and homeowners in Poly Isles had access to the bay! This access improves both property values and quality of life in our canal community.

The land for the boat ramp was purchased during this time as well. The boat ramp was built with membership money as an additional benefit for the Polynesian Islands community.

How did the original owners accomplish this?

With determination and hard work! They held Christmas tree sales, yard sales, car washes and other fund raisers. These neighbors met dozens of times with numerous federal, state and county representatives, both locally and in Tallahassee. Thousands of hours of volunteer time were spent on this project.

Several homeowners donated hundreds of dollars each to fund the project.

They created a Homeowners Association and requested a membership fee of \$25 from homeowners. The fee has always been voluntary. Eventually the voluntary membership fee was raised to \$35/household.

The cost of keeping the weir and canals dredged has been funded by the Municipal Service Benefit Unit (MSBU) assessment, which is collected by the Santa Rosa County property appraiser. This method works, but the "cost" is that Santa Rosa County charges a **16% fee!!**

Did You Know?

Not every homeowner is a member of the HOA....but we wish they were!

If EVERY household were to pay the voluntary \$35 HOA Membership fee each year, we could potentially fund the dredge ourselves (and not owe SRC thousands of dollars in fees and not be paying an MSBU assessment).

If the weir is not kept open, our canals will become useless finger-ponds that will breed mosquitoes and be prone to pollution.

If the weir closes up, Poly Isles property values will decrease significantly.

No new Venetian canal communities are being permitted in Florida – Polynesian Islands is a special community!

The current annual Poly Isles HOA fee is less than the cost of filling your car's gas tank once!

Do's and Don'ts in Poly Isles

To preserve the health and beauty of our canal system, and to keep our permits intact:

Remember that the entire canal system is a NO WAKE zone.

No fish cleaning stations on or over the canal.

No dumping of yard or pet waste in canals; don't blow grass clippings in the canal.

No emptying of chlorine pool water into canals.

Do not share our boat ramp combo with non-members.

Do not "gun" the boat engine to load onto trailer as this washes out the ramp creating holes that may damage trailers or make the ramp unusable.

Boat within channel markers - do not cut east-west across the channel as sand backfills the channel, so that costly dredging must be permitted and paid for more frequently.

Do secure items in your yard or boat in preparation for tropical storms/hurricanes.

Do close and lock the boat ramp after use.

Do keep your pet on a leash and clean up after your pet.