

Holden Beach
Property Owners Association
welcomes you to

Meet the Candidates Night

Q&A
*with candidates for
Holden Beach Commissioner & Mayor*

HOLDEN BEACH PROPERTY OWNERS ASSOCIATION



October 25, 2009
7:00 PM

Holden Beach
Town Hall

Assembly Room

*Holden Beach Property Owners Association
988 Ocean Boulevard West
Holden Beach, NC 28462*

Does my vote matter on Holden Beach?

I recently read several articles about the importance of voting. Many ask the question that we all ask ourselves – “*Does my vote really matter?*” The truth is - you make a difference every time you vote! The Holden Beach Property Owners Association believes your vote sends a strong message about the issues you think are important. Your vote holds your local officials accountable. Your vote shows your involvement in your town’s activities. Your vote demonstrates you care about Holden Beach!

“Informed voters are the backbone of the electorate.” Voters who study the issues, take time to understand the candidates, and take action are the ones who shape the direction of our town. Meet the Candidates Night is an important forum: it gives you an opportunity to understand what’s important to you and your neighbors and to ask questions of the candidates. It gives these candidates the opportunity to express their views on the town’s issues and challenges.

The HBPOA is proud to sponsor this event. We hope it will give you the information you need to choose the leaders in whom you best can place your trust.

Remember, many local elections are determined by a very small handful of votes. Since one vote can determine an election’s outcome then make your vote be that one vote!!

We thank the candidates and the voters for your participation.

Respectfully,



John Lytvinenko, President
Holden Beach Property Owners Association

1. Other beach towns are enacting various ordinances to restrict or prohibit items on the beach such as cabanas, tents, umbrellas and volleyball nets. Of particular concern is the possible danger that such items pose to those who use the beach after dark. Do you think the Town of Holden Beach should enact such ordinances? If not, why not? If so, please describe an ordinance you would support.

Don Glander: After a study by our Planning and Zoning Board, and discussion by the Holden Beach Property Owner's Association at their annual meeting, it was determined by both organizations that we should continue with the current educational program. If there is no, or little improvement of the situation after the next season, we should consider a "Dawn 'til Dusk" ordinance prohibiting the leaving of any items overnight on the beach. We must, however, allow cabanas, umbrellas, etc. between sunrise and sunset.

Alan Holden: Visitors and resident/owners seem equally divided on this subject as reported by the HBPOA and as noted by me as the manager of over 300 homes on the island and the visitors to same. Observing other islands with the same problem is helping the Holden Beach officials learn also. Until more information is gathered and a clear, best decision can be made by the commissioners I will support the existing rule. I do believe that in the future the right decision will be made if a change is necessary.

Ken Kyser: I think that this is a growing problem and I get more complaints on this subject than anything else and think that we need to enact an ordinance. We need to enact an ordinance that makes sense and can be enforced. We do not want to drive down tourism. I am not in favor of an all out ban, I think that would be wrong but I would support something in the order of a dusk to dawn ban. There is a real need to provide shade on the beach during the day but it only takes minutes to put up or take down a cabana and I do not think that that would be too much to ask.

Ray Lehr: We should not enact any ordinances at this time. This issue is too controversial and could become very costly, if we make the wrong decision now. Our neighboring islands HAVE taken varying positions. Ocean Isle had a much bigger problem than ours and passed a ordinance banning all items on the strand. The town administrator said it did solve a big trash problem on the strand but has cost them rental income and town revenue. Oak Island does not consider it a problem and has done nothing to have any new restrictions. The potential loss to our B- part revenue is too big of a risk to do anything at this time. We should increase the education program for the coming year. If the issue gets much worse, I could support an ordinance requiring the removal of items from the strand at night.

Sandy Miller: I definitely do NOT support a total ban on cabanas, tents, etc. I conducted an informal survey of over thirty visitors and did not receive a single negative response when I asked them about a sunset to sunrise ban. The safety aspect was the most important factor. I can support the sunrise to sunset ban with a heavy fine for noncompliance.

Peggy Schiavone: I would like to see an ordinance enacted that would prohibit these items from dusk to dawn. This way we would not be telling our residents and vacationers that they could not erect these items daily, but we could enforce the ordinance that they must be removed by dusk for the safety of all on the beach.

Sheila Young: The town should enact an ordinance to restrict items on the beach to coincide with the current dog leash law and should read: "It shall be unlawful for any resident or visitor to place a cabana, tent, umbrella or volleyball net on the strand prior to 9 AM. Said items shall be removed by 5 PM each day."

2. Beach renourishment is now a way of life for beaches on the coast of North Carolina. It appears that Holden Beach is no exception. Sand has not been placed in the center of the beach since 2002 and at high tide the water comes to the dunes in some areas. The Corps of Engineers and other beach consultants recommend that to retain a healthy beach it should be renourished every three years. Beach renourishment is expensive and it is not clear that the 50 year federal project will ever get off the ground. At the present time, renourishment funds come only from the Occupancy Tax paid by tourists. What are your ideas regarding sources of funding for beach renourishment and what is your position on using a percentage of the Ad Valorum Tax for beach renourishment?

Don Glander: Beach renourishment is our life's blood. We have retained Applied Technology Services to assist us in locating sand sources beyond the two we have permitted, (one of which the Town owns) and will rely upon their professional knowledge, along with the Army Corps of Engineers and CAMA in both further sourcing and the proper placement of sand. We need to continue our active participation in the Brunswick Beach Consortium which lobbies intensely for the implementation of the "50-year" project. We need to make certain that our Shoreline Protection Committee stays up to date on all developments regarding beach renourishment so it can intelligently advise the Board and the Town Manager. We have been most fortunate this year in that more sand has been placed on the beach than previously in any one year. However, if it were determined that additional funding (increased taxes) were necessary for beach renourishment, in an amount beyond that which has been accrued, I believe a public referendum should be conducted. At the current tax rate, there is simply no room to use Ad Valorum Tax dollars (the tax from which the Town's basic operations are funded) without substantially affecting or eliminating some Town operations and services.

Alan Holden: Remember, the sand drift on Holden Beach is east to west. Hence look at the last half-mile on the west end. Sand place eastward of that area is going to end up on the H.B. west end. At the September 2009 meeting ATM (the Town's "sand engineering firm contractor") presented a program educating the public. The evidence proved that the mid-island area has accreted as much or more than any other area of the island due to our programs.

Funds come from sources other than occupancy taxes. Working closely with Congressman Mike McIntyre, Holden Beach was able to benefit from FEMA and other projects unrelated to the occupancy tax in the past eighteen months. The town has used ad valorum tax funds in the past for sand projects. I am not opposed to it again if we are not as successful in the future with alternative funding as we have been recently.

Ken Kyser: I agree that the 50-year project for Holden Beach will most likely never come to pass. Right now our renourishment fund continues to grow but it is not as large as it needs to be or as large as I would like it to be. We need to continue to put as much money aside for sand as we can. One option for funding is a Federal Program section 206 of the 1992 Water Resources Development Act that gives us the opportunity to construct our own federally authorized beach nourishment projects and still receive federal funding for both the engineering and project construction. It would require the federal government to reimburse 65% of any sand project that we do. We also need to remember FEMA after any storms because they will refund 100% of what we spend for replacing sand on the beach after a qualifying storm. I would not be in favor of increasing the Ad Valorem Tax *at this time* to put more money into the sand fund but if this were something that the property owners would want I would then support it. If there is additional money leftover at the end of the year from the Ad Valorem Taxes the decision can and will be made at that time where best to put the excess funds, which could be renourishment.

Ray Lehr: We just received a study, covering the last 10 years that shows our programs and renourishment efforts have met recommendations of our engineering consultants, Applied Technology & Management. This includes 2008 and 2009 when we placed more sand, vegetation and fencing on the beach than has been done in any prior program in this 10 year period. We depend on our engineers and the Corps of Engineers to recommend the placement of sand on the strand. The total cost of over \$3 million, in large part, was paid mostly from outside sources, due to the efforts of our town manger, the mayor and board, and Congressman Mike McIntyre. Our sand fund is about the same as last year. This is the first time we received funding from FEMA, over \$1.6 million. We need to explore other new sources of funding .Occupancy tax is not the only source of funding, but is the only source from the town. If needed a percentage of ad valorem tax could be considered as a last resort.

Sandy Miller: Beach nourishment is my number one priority. For the past eight years, I have advocated more money for sand from both the occupancy taxes and the ad valorem taxes. I am also hopeful the Corps 50 year project will become a reality.

Peggy Schiavone: Any and all federal and state grant opportunities should be explored. I am reluctant to do anything to raise our Ad Valorem Tax, but considering the importance of our beaches, we might need to put this item on a ballot for public vote. We could also encourage our State Legislature to investigate the possibility of an increase in the occupancy tax and then dedicating a percentage of this “for sand only”.

Sheila Young: Preserving our beach is a top priority. In order to secure additional funding for sand, the town needs to pursue grant money and continue to make use of the occupancy tax (Part B). As a commissioner, I would propose that TAXPAYERS decide if and when Ad Valorem Tax dollars should be used to pay for beach nourishment.

3. The State of North Carolina has prohibited the use of hard structures such as terminal groins to protect the shoreline. What is your stance on such structures in general and on terminal groins in particular? Under what conditions should the Town of Holden Beach spend its own funds to construct terminal groins or other such structures?

Don Glander: My stance on hard structures, and terminal groins in particular, is that I am very much in favor of them as they could potentially solve serious problem at either end of our island. It should be kept in mind by those who oppose such structures that there would be nothing done unless the results of an environmental- impact-study show that such structures would cause no harm.

Alan Holden: I am in full support of the terminal groins. I am not in favor of unrestricted hardening of the shoreline. Each condition deserves its own study, review, and consideration.

Ken Kyser: I am not in favor of unlimited use of hardened structures along the coast such as irregular groins every 100 yards as they are unsightly and cause erosion problems. I am in favor of terminal groins where a study indicates that they are the best option to control beach erosion at an inlet. There are only about 5 or 6 inlets in the state where a study may indicate that a terminal groin is appropriate. Building a terminal groin would stabilize the east end of Holden Beach. In the long run the a terminal groin on the east end of Holden Beach may pay for itself by reducing the need to continuously place sand there. Hopefully the county and state will help with the cost like they do with some dredging projects.

Ray Lehr: I am in favor of terminal groins, and any other structures that would provide longer term protection for the beach, than reliance only on sand. Much time and money was spent recently to change the legislation to allow terminal groins. North Carolina is one of only two states that does not allow these structures. The legislation has not passed, and, at this point the structures are still not allowed.

Sandy Miller: I support allowing some terminal groins as an erosion control device. Currently the beach is very healthy. If the necessity of a terminal groin should occur, we would need to use any funds available.

Peggy Schiavone: We must investigate the terminal groin issue thoroughly and proceed with caution. As of this time, I do not feel we should use any Town money for this project.

Sheila Young: Hopefully, the State of North Carolina will decide to allow terminal groins as an OPTION to protect our shoreline from erosion. If allowed, and needed, the funds to construct them would be balanced by the dollars saved with the purchase of less sand. Terminal groins only need to be placed at the end or ends of the beach strand to prevent sand from washing into the inlet.

4. The Fiscal 2009/2010 Operating Budget was approved with a \$400,000 revenue shortfall in the General Fund covered by using excess accumulated cash. Assuming no significant increase in the Town's tax base in the next year, how would you address this matter in the 2010/2011 budget process? What is your position regarding a tax increase as part of the solution?

Don Glander: I believe everything should be done, short of raising taxes, to address this matter in the next fiscal budget. However, in my opinion, it's extremely difficult to extract it as a stand alone item now, even assuming no significant increase in the Town's tax base. It will have to be addressed in light of the total budget during the next budget process. At that time we'll need to examine our service levels in all departments, other fund sources and potential new review sources.

Alan Holden: The current budget reflects major cuts from the previous year's expenses. It will be harder to cut more from next year's budget. Even the occupancy tax revenues continue to decline. The revaluation is going to impact Holden Beach when it is updated as values decline. Obviously, the answer is to cut more expenses, review services, and review rates.

Ken Kyser: No budget can be approved with a budget shortfall. The budget was balanced and approved by transferring \$244,059 from Town Capital Facilities Reserve Fund, which was money that was set aside for the new town hall that was not used during the construction (not part of the loan money) and rolled into the budget along with the \$155,941 from fund balance to balance the town budget. If you look at the budget prior to that one you will find that the same thing was done to balance that budget. When you have the money it makes sense to take the money out of savings, since you already have it there, rather than raising taxes. For the last two budgets we have cut spending where we could. We have eliminated three town employee positions and the town manager makes less than the old town manager did saving the town around \$300,000 without cutting services. We have also eliminated any cost of living increases or other pay increases for all town employees this year. We will continue to look at ways to reduce the towns spending but with the large inherited town debt, at some point we will have to increase the Ad Valorem Tax or cut services.

Ray Lehr: Reducing costs and expenses are a better way to address shortfalls than raising taxes. If town facility reserves are available they should be used to cover unknown or under budgeted costs. We covered increased new building mortgage and operating costs by reducing other expenses. If reserves are not available raising taxes could be a last resort.

Sandy Miller: I do not believe a tax increase is the solution. Instead, with guidance from our Town Manager, we must examine 2010/2011 budget to keeping expenditures under control.

Peggy Schiavone: Any future budget must be carefully examined to see what can be done to insure that there is not a revenue shortfall. All line items must be addressed to see what can be modified or trimmed. To me, a tax increase of any kind is the very last resort.

Sheila Young: As commissioner, I would encourage closely monitoring all spending for the 2009/2010 budget year so that the 2010/2011 budget could be developed with little or no tax increase. The Town has significant debt plus operating expenses for the EOC and Town Hall without expecting any increased tax base.

5. What major new revenue sources, if any, should the Town consider in the future?

Don Glander: With the current economic condition we and the country find ourselves in, I do not believe we should increase the cost of living on, or of visiting, Holden Beach. However, I believe that by marketing H.B. with new venues such as the Olden Holden/MS Bike Ride, we can attract more visitors. This particular effort has the potential of becoming a major Holden Beach event bringing many more people who will discover the wonders of our island. Additionally, I have requested a feasibility study to determine if we can provide WiFi to the entire island at a reasonable cost. If so, this would give us a substantial competitive edge over our sister islands in attracting vacationers, which of course translates to additional revenue.

Alan Holden: Times change and certainly these economic times are unlike any other. I have no hidden tax proposal of any kind.

Ken Kyser: If I had a good answer for this question I would be a hero. We could charge for parking but talking to other communities this isn't a real moneymaker. We could charge a permit fee for cabanas and chairs but would this make money or just cause more problems? If anyone has any good ideas please share them with us.

Ray Lehr: I don't see a need for any major new revenue sources t this time.

Sandy Miller: Any new revenue sources should be examined closely.

Peggy Schiavone: The Town should continue to explore any and all avenues that might result in increased revenue for Holden Beach.

Sheila Young: At this time, I see no new revenue sources for the Town to consider.

6. Now that the new Town Hall complex and Emergency Operations Center (EOC) are complete, what do you envision as the most significant potential infrastructure project the Town faces? How should future major infrastructure projects be funded? What is your position regarding the use of debt for future infrastructure projects?

Don Glander: The ONLY significant, potential infrastructure project facing the Town as far as I'm concerned is one of maintenance; ie, our aging water system. I am against ANY additional financial burden to our island and its residents and property owners. The debt service on the new Town Hall and EOC prohibit consideration of any further significant projects. Frankly, they have, unfortunately, financially limited us. The ONLY circumstances under which I would consider additional debt is if it were absolutely essential to the very existence our island.

Alan Holden: Significant cuts in expenses were implemented in the present budget to offset the completion of non-contracted portions of these two projects, utility costs, etc. Additionally, the water supply lines on the island have completed their life cycle. Replacement will be required and I see this as the next infrastructure project. Also, I'm worried about road maintenance as NCDOT funds continue to be reduced. Ocean Blvd is a NCDOT road.

Ken Kyser: Replacement of the town's water lines in my opinion will be the next major infrastructure project for the town. Hopefully not all of it will have to happen at once. The oldest sections will need to be replaced first as conditions dictate. To cover a project like this we should look at water rates and with a very small increase we could generate excess revenues to be placed in a Capital Fund for the replacement of the system so that we hopefully pay as we go and not have to repeat the process that we used to put in the sewer system. Using a 30 year loan will end up costing much more than paying as we go if that can be done.

Ray Lehr: Our water system. Hopefully we can fund this with by building water fund reserves as needed. Debt would only be used if we had a major problem in the near future.

Sandy Miller: The major project the Town is facing is replacing our water lines. We will need to seek grants to help fund it and probably need to complete only one section at a time, not all at one time.

Peggy Schiavone: The only project I see in the near future would be our aging water lines. This project must be studied and addressed exploring any and all grant possibilities for funding. Since we are probably talking a large and costly replacement issue, we might have to look at taking on some future debt.

Sheila Young: The next potential infrastructure project will be the water system. The Town needs to regularly set aside funds, as a budget item earmarked for water system replacement, to meet the needs of the future and to avoid more debt.

7. What is your position regarding commercial activities on the beach (e.g., food vendors, parasailing services, beach furniture rentals)?

Don Glander: My position regarding commercial activity on the beach front is no...none...nada...not ever!

Alan Holden: I remain opposed to private vendors on our beach strand.

Ken Kyser: So far I have not found a lot of support from the public for these kinds of activities on the beach. I am not in favor of commercial activities on the beach at this time. I would support what the public wants if public opinion would change.

Ray Lehr: I am not in favor of commercial activities on the strand or create a carnival atmosphere.

Sandy Miller: I am opposed to any commercial activities on the beach.

Peggy Schiavone: I am not in favor or any of the above commercial activities on the beach strand.

Sheila Young: In the recent past, commercial activities on the beach have been discouraged. Tax payers seem to put the "Family Beach" ahead of the "Commercial Beach".

8. What changes would you make to the current practice of funding dredging projects by collecting fees in advance of dredging operations from canal property owners who live in the special tax districts?

Don Glander: I believe the effort by the Town to coordinate and work with the three canal divisions has been a significant achievement. It has been long over-due, and, to the best of my knowledge, has been positively embraced by each canal subdivision. What was previously an ad hoc, helter-skelter, absolute mess will now be handled in a professional, organized manner.

Alan Holden: I propose to continue to follow the guidelines as allowed by NC state statutes which is the same process as paving roads. When I proposed to bring the three canal property owners associations together to make procedures for maintenance simpler and uniform, I had hopes of reducing the stress for all involved. The results seem to be that a majority of owners agree we have made great progress. The contracts entered by the current administration ended without lawsuits and with reasonable satisfaction though the work was done under old permits. The property owners at the ends of the canals do have some unresolved issues, which will be addressed before the end of the year.

Ken Kyser: The General Assembly passed a special law that specifically dictates how we have to handle this and if we wanted to change this we would have to get the General Assembly to change the law. We now have a good relationship with the canal working groups and they dictate how much money we assess and collect for the dredging. One thing that we may need is to get the General Assembly to increase the number of years that we can collect and hold the money from 5 to 8 years since it appears that we will be on a 7 to 8 year dredging cycle. Increasing the length of time to collect the money will also lower the amount the property owners will have to pay every year.

Ray Lehr: I don't see the need for any changes at this time. The town must follow state guidelines for administering the program for the three canal associations. Each association has some say in the amounts to be collected in advance. We now have an organization of all three canal groups and the town working together. This is much better than the last canal project that was started in 2004, about half finished in 2007 and finished by the present board this year.

Sandy Miller: I don't see the need for any change. The current policy has been approved by the property owners themselves.

Peggy Schiavone: I don't believe that any changes should be made to this process at this time.

Sheila Young: If the current practice is working, there is no need for change. Canal property owners need to be satisfied and guaranteed that their dollars are being spent wisely.

9. Should the town commit more, less or about the same resources to the police department? Which, if any, police activities should be increased and which should be decreased?

Don Glander: The subject of what level of resources should be committed to our police department has been debated as far back as I can recall since having moved to HB. I'm not sure there is an absolute answer, but now with the additional responsibility of patrolling the beach, short of an outside, professional study, my gut feeling is that we are close to being right at the current level.

Alan Holden: The chief assures the board that he has adequate staff in number and has the equipment he needs. A total of nine currently makes up the force.

Ken Kyser: I think that having 2 police officers on the island most of the time is a good thing so my opinion is that we have the right resources. It allows one officer to answer calls and the other to continue to patrol. It also allows for backup without having to wait for an officer to come from somewhere in the county taking who knows how long to get here. Of the islands close to us we have the smallest police force. We may need to think about using part time officers, like Ocean Isle, during the summer to provide additional coverage on the beach. During the summer Ocean Isle increases from 13 to 20 officers.

Ray Lehr: We need to study the cost of the town police department—and we have. My question still is—what size should it be? We have reduced the cost and we intend to study it further.

Sandy Miller: Police Chief Layne has indicated that he is satisfied with the current resources for the police department so I see no reason to change anything.

Peggy Schiavone: We should commit about the same resources to the police department. I would like to see an increased police patrol on the beach from Memorial Day through the end of September. I think that the "keep checks" are a great idea for residents who are travelling and for vacant beach cottages, as well as our commercial sites. I would like to know that there is a "police presence" on the island at all times, day and night.

Sheila Young: Resources to the police department need to be monitored, as part of the budget process, on a continuing basis. Residents and visitors need to be acquainted with our law enforcement and business owners need to feel the security of their presence.

10. What, if anything, should the town do to promote a particular style or appearance of businesses in the commercial zone around Jordan Boulevard?

Don Glander: Again, with the current economic climate, I see little in the way of near-term change in the Jordan Blvd. commercial zone. It would be unfair (\$\$\$) to the current businesses to force them to conform to a certain esthetic requirement, and again, under current conditions, see little chance for development of currently unused space. I think we should however, continue to improve, basically by attractive landscaping, the appearance of the Jordan Blvd. area.

Alan Holden: Until the owners of the area properties support specific development plans this will be a problem. The current owners continue to take the position there are no plans for immediate development. Existing zoning rules control the area fairly well.

Ken Kyser: I think that anything that is built should be in keeping with the family beach that we have here. With the way that the economy is now we need to allow the property owners the flexibility to build what they need, to build a business that will thrive and survive. So in other words nothing at this time.

Ray Lehr: We have enough restrictions. I am not aware of any problems or concern in the commercial zone?

Sandy Miller: I am not in favor of requiring business owners to adopt any style or appearance.

Peggy Schiavone: I would like to call upon our commercial property owners to have their properties more attractively landscaped. I would also like to see PAI's plan for Jordan Boulevard carried out as funds are available.

Sheila Young: The Town should monitor the commercial zone around Jordan Blvd for safety and appearance and consult with the Public Area Improvement Committee as issues arise.

11. If you could change one thing about Holden Beach, what would you change?

Don Glander: Changing one thing about Holden Beach...hmmmm.... a good question as we have much good going for us...I think it would be this...From an appearance standpoint, and therefore an important image standpoint, I believe we've been too lax in allowing properties, particularly those of absentee ownership, to degenerate and become eyesores to our island. Construction halted, leaving pilings and partial structures; overgrown lots, vacated homes not maintained, etc. give a negative impression to both visitors and potential buyers/investors. We need to get this situation under control.

Alan Holden: Elevation relative to sea level. I would raise the island! This would give the island more protection, a longer life, cheaper insurance, more vegetation, less drainage problems, less erosion, etc.

Ken Kyser: If I could change one thing I would change the size and design of the new town hall. The building would be smaller and access to the building would not be so confusing. There would be someone to greet and help you when you enter.

Ray Lehr: A program to increase the numbers and revenue of tourists and rentals. We have a serious problem with approximately 2200 total properties, less than 400 full-time residents, and a decrease in real estate values and rentals.

Sandy Miller: I like Holden Beach the way it is now.

Peggy Schiavone: Actually, I love Holden Beach just the way that it is. I have lived here for over twenty years now and have always been happy with our tradition as a family beach. Every day I feel blessed and very privileged to live in such a beautiful place.

Sheila Young: The only thing I would attempt to change about Holden Beach would be to continue to improve communications and transparency between the Town and its residents.

12. What one attribute of Holden Beach would you least like to see changed?

Don Glander: There, in all likelihood, has never been a candidate who has not said at some point during a campaign that he or she is committed to keeping Holden Beach a “family beach.” Of course I’m right there with that conviction, but with a slightly different approach. I want to keep Holden Beach, Holden Beach, thus *assuring* that it remains a family beach. This, at times, can be a challenge and is possibly easier said than done. If you’ll recall, the Town had received a significant grant to place a couple of hundred thousand dollars worth of lumber into a pristine marsh area. This Board said “NO,” that’s not what Holden Beach is about. The Town was presented with the opportunity to permit certain commercial activity on the beach front. This Board said “NO,” that’s not what Holden Beach is about. If reelected, I will do everything I can to insure that Holden Beach stays true to its history, its personality and its unique allure. These are major assets and simply must not be tampered with.

Alan Holden: The family orientation of beach life.

Ken Kyser: The family aspect of the beach. I would hate to see more commercial areas created on the island or the height restriction changed thus changing the family aspect of the beach.

Ray Lehr: Density. There should be no move to make smaller lots, higher buildings, or increase density on the beach. Let’s keep Holden Beach a family, friendly beach.

Sandy Miller: Our image of a “Family Beach” must be maintained by supporting no increase in the 35’ height limit and the 30% lot coverage.

Peggy Schiavone: Our reputation as a “family beach’ is very important to me. I look forward to the summer time and all the other beautiful seasons that our weather is so wonderful, and enjoy all the folks who come to vacation with us. I believe that we are tourist and vacation friendly and we must never forget that the vacationers are a big part of our life and livelihood here.

Sheila Young: I would not like to see Holden Beach become any more commercial or have any change in the 35’ height restriction.