

BEAU CHÊNE

Homeowners Association

Proposal to BCHOA from Florida Marine Transporters, LLC

As some of our homeowners might be aware, the company Florida Marine Transporters, LLC (FMT) is constructing a new building just off of the Hwy 190 service road at 2360 5th Street. FMT is tied into the St. Tammany Parish owned water system (called Tammany Utilities) which is supplying all their drinking water and sewer needs. When FMT submitted the design for a building expansion to the State Fire Marshall, they were required to install an emergency fire suppression system (sprinklers). The Parish water system pressure failed the State Fire Marshall requirements for fire suppression systems. After pursuing other options with the Parish water system, Tammany Utilities and City of Mandeville system, the Parish suggested that FMT contact the Beau Chene Homeowners Association (BCHOA). The FMT property backs up to our subdivision at the end of Evangeline Drive and our water main is located just 75' from FMT's property line.

Florida Marine contacted BCHOA in March of this year to inquire about access to water ONLY for their fire suppression system. The Board directed the BCHOA staff to assess the feasibility of this request as well as identify concerns and any liabilities that would be associated with providing the access. BCHOA granted permission to FMT to conduct an initial survey to determine if the water flow and pressure would be sufficient for an emergency fire suppression system. The results were very good. The flow was over 3 times greater than the required water flow of 266.48 GPM at a pressure of 36.52 PSI. Our water flow and pressure readings were more than sufficient for an emergency fire suppression system. As a result of this positive survey, FMT has made a formal request for access to connect to our water system at the end of Evangeline Drive ONLY for the purpose of providing water for an emergency fire suppression system on their property at 2360 5th Street in Mandeville.

FMT's proposal would entail having the water line span from the BCHOA subdivision to supply water to an emergency sprinkler system on FMT's property. The sprinkler system is to be a "closed loop", meaning that no other water or fluid of any type would flow to or from the system, other than the one water line from BCHOA to FMT's property. No other entity (such as Tammany Utilities or the Parish) would have access to any water supplied from BCHOA to FMT. The system is a water-only system that does not contain any chemicals of any kind and FMT will adhere to all specifications mandated by BCHOA including, for example, a shut off valve, backflow preventer, hydrant and water flow sensor. The initial water use to fill the fire suppression system (sprinklers) and pass the State Fire Marshall testing is 325 gallons. Subsequent water usage is approximately 45 gallons (about two bathtubs of water) to test the pressure of the sprinkler system on an annual basis.

FMT will bear ALL costs associated with engineering, infrastructure, legal fees and any other direct expenses related to assisting FMT with this requested project. FMT will also agree to a hold harmless and indemnification agreement to protect BCHOA from and against any potential liabilities or risks. In addition, FMT has offered to pay a one-time access fee and the standard monthly fee of \$165 every month for connection to the BCHOA water system.

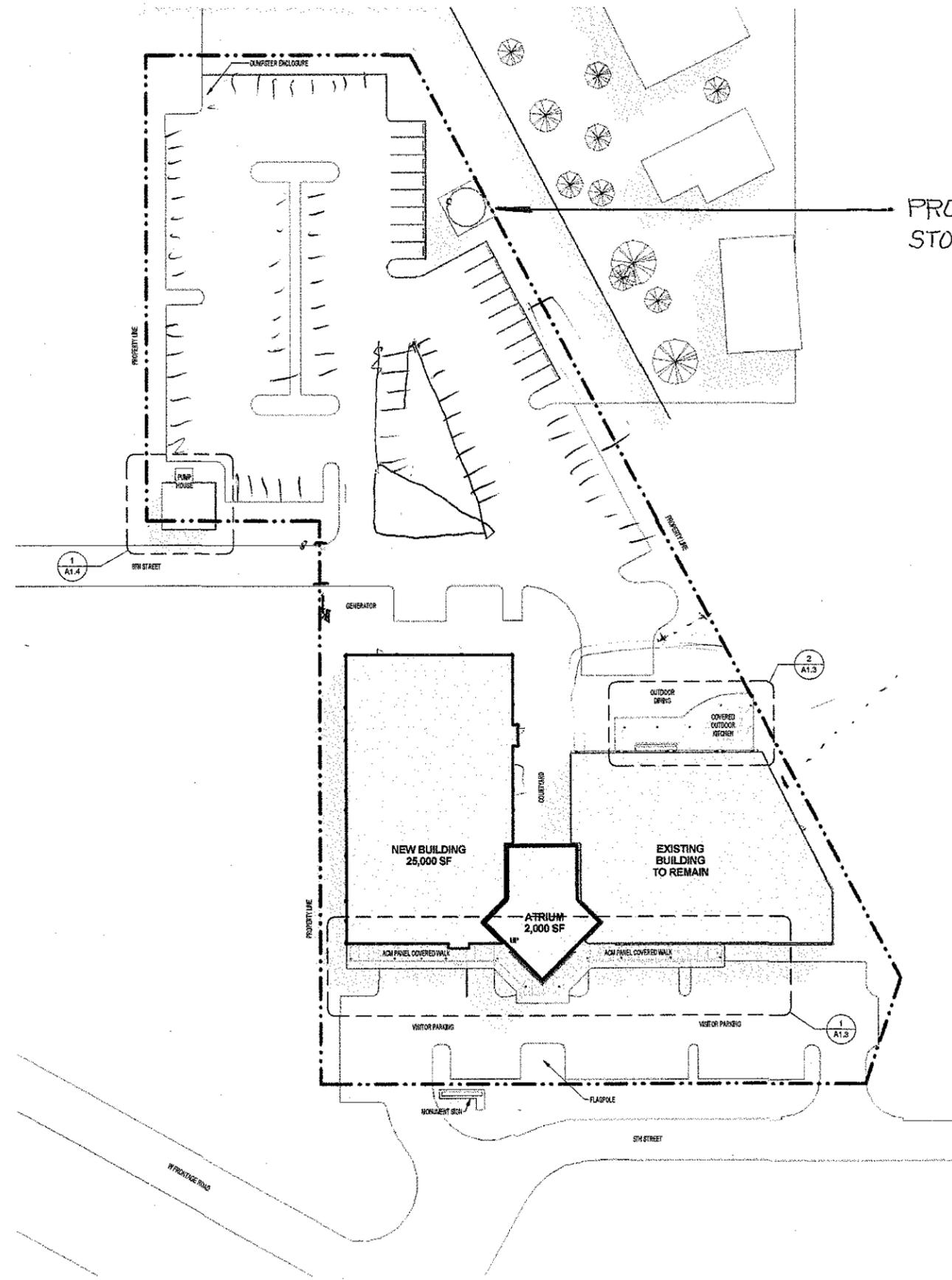
The only other viable option available to FMT is potentially building a water tank with a diesel pump to provide water in the event of a fire. This option would require the installation of an above ground water tank and the size of the necessary water tank would be approximately 24' high and 20' wide. The diesel generator would need to be run on a regular basis, as often as weekly, to maintain the tank system. This tank would sit on a two foot base raising the total height to 26'. The tank would sit at the back of the property abutting a 12' high fence between FMT property and Evangeline Drive. (See attached site plan for location of potential water tank) FMT's option to erect a water tank above ground is obtrusive to the residents on Evangeline Drive because it will be approximately 14' above the fence separating FMT's property from the residents on Evangeline.

The Board of Directors is evaluating this proposal and engaging the Board's legal counsel to ensure the BCHOA will be protected from any and all liability. The Board's objective is to protect and enhance the assets of the association as well as protecting the property values of the neighboring Beau Chene residents to FMT. There have been no commitments or any agreements made by BCHOA with FMT as of the date of this communication. It is the intent of the Board to make their decision with the best interest of the community and residents in mind.

If you have any questions please email us at info@bchoa.org or call the office at (985) 231-6285 and ask for me, Cristina Donovan.

Regards,

Cristina Donovan
Chief Administrative Officer
Beau Chene Homeowners Association



PROPOSED WATER STORAGE TANK

