

Answers to Questions in the queue from the January 9, 2021 Special Meeting

#	Question	Asked by	Answer	Answered by
1	We know that Seawalls affect neighboring properties adversely, is there anything that the Owners can design into the Seawall that can decrease the damage to neighboring properties. Is there anything that can be added into the design that can minimize the destruction to neighboring properties. I have heard that adding boulders to the ends of the seawall design can minimize the destruction to neighboring properties. Can the Owners add this piece to their design? The CSA should not carry the burden of this cost.	Julia Nerbonne	The degree of erosion at the edge of the sea wall is a complex issue, affected by storm activity, wave height, and lake level. The CSA has engaged engineering consultants to analyze this matter, and recommend remediation measures, if any. The Owners are committed to reaching a mutually beneficial agreement on this project. The design of the steel sea wall includes "returns" at each end. These sections turn landward at approximately 45 degrees, and serve two purposes: 1) making the structure stronger; and 2) preventing waves from "scouring" behind the ends of the wall.	Property Owners
2	Is it true that the cottage owners plan to put up a fence in order to keep others from accessing CSA Lake Michigan beach?	Allison Spitzer	For the purposes of safety it is possible that fencing may be required temporarily around the construction path, which would prohibit beach access on the open construction path. This decision will be made jointly by the Owners and the CSA.	Property Owners & CSA Board
3	Thank you for clarification on using Q&A - It seems there is confusion about what agreement the owners have (or haven't made) regarding sharing the construction path. Thanks!	Jane Perrino	The Owners have agreed to leave the construction path open for use by the CSA to do construction, although the ultimate timing for keeping the path open could be dictated by the Environment, Great Lakes & Energy permitting authority. There is no agreement with the Owners to provide the CSA with an easement to create a permanent access path to the beach. The Owners have expressed willingness to work with the CSA if part of the construction path is the best option for permanent CSA beach access. At this time, we don't have the information or expert advice needed to determine either the final construction path or the best long-term CSA access path.	CSA Board
4	This is Bill Fisk, my question is...are there successful examples of the wall that was used in Wildwood? I watched the wall be constructed last summer and I noticed a difference in thickness as compared with the steel that we see at Point Betsie.	Renee Fisk	There are many successful examples of use of the Wildwood sea wall thickness. It was engineered to be sufficient for the location and height of the bluff. The differing thicknesses of steel between Point Betsie and the Wildwood wall may be that they have somewhat different purposes. The Owners believe the 5 ga thickness of the sheet piling for their project will be more than satisfactory.	CSA Board
5	Thomas Gillett is who in relation to the property owners?	Carley Brunner	Thomas Gillett is married to Nancy Gosnell. He has been enjoying the Gosnell cottage and the CSA for 49 years.	Property Owners

#	Question	Asked by	Answer	Answered by
6	<p>How can we secure access to the path that is cut by construction vehicles as a walking path in perpetuity if we don't have an agreement from the property owners?</p> <p>It is irresponsible to do business as a "good faith" guess, not a legal agreement. If the path that is already cut, can we get the property owners to guarantee access to the community in exchange for the CSA allowing them to build a Seawall on their property. My understanding is that this would only be a very small portion of their land, and in the summer the path would not be visible from their cottage (See Luette's videos on CSA 411).</p>	Julia Nerbonne	<p>The Board believes the responsible approach is to make a fact-based decision, working with the Owners. Efforts are underway on multiple fronts to get the necessary information and expert opinions as quickly as possible. As discussed at the Special Meeting, the Owners are willing to work with us.</p> <p>The optimal location of the construction access path will be determined by engineers and other professionals. Further, the location of the CSA and Smolik property lines remain unclear, and will be clarified in the coming weeks by the survey commissioned by the CSA. We do not currently know how much of the Smolik property, if any, would be needed for the construction path option...or what the visibility from their cottage might be.</p> <p>Notably, it is the unanimous judgment of the CSA Board of Trustees that pressing a property owner for a permanent easement in response to a natural emergency sets a precedent not in the long-term best interest of the CSA community.</p> <p>That judgement by the Board is further underscored by the fact that a number of other potential locations remain available to the CSA for a pedestrian walkway — the construction access path is in no way "the only choice." Instead, it is the Board's judgment that the optimal path forward is to continue to move as expeditiously as possible to enable the property-owning Members of the CSA to make a well-informed vote on the sea wall proposal to enable the Property Owners to save their homes. In the meantime, the Board will concurrently continue to evaluate the landscape of options for a CSA pedestrian walkway.</p>	CSA Board
7	<p>How will the seawall affect neighboring properties who have not been included in the seawall project? Are some rebuilding the wooden wall and why are they choosing that option?</p>	Diane Young-Spitzer	<p>The steel sea wall in front of the Gosnell property will be attached to the wooden wall in front of the Rauth property. Further, the Rauths and the Edmonds have stated that they will maintain their wooden walls' integrity going forward, to preclude erosion. The Rauths and the Edmonds chose to refurbish their wooden wall in 2020 for their own reasons. Carol Edmonds spoke at the 1/9 meeting, indicating that their assessment of their particular situation led them to that decision. Note that the remains of the wooden wall in front of these cottages was such that refurbishing was possible. The same cannot be said for the remains in front of the Owners' cottages.</p>	Property Owners & CSA Board

Answers to Questions in the queue from the January 9, 2021 Special Meeting

#	Question	Asked by	Answer	Answered by
8	If it is critical dune, do they allow construction equipment to cut through it? Shouldn't we wait to vote until we have a real plan after Jan. 18?	Joni Leete	The vote was rescheduled for February 20th, when we will have additional information. The survey will be completed. And the CSA Ad Hoc Lake Michigan Dunes Bluff & Beach Committee is working diligently to try to get expert input into the best location for both a permanent CSA access path and the construction path prior to that meeting. The weather will impact the ability of the engineering firms to meet that timing. The Owners' property sits on a critical dune. We understand that construction equipment can cut through, but they will have to meet all regulatory requirements of the Environment, Great Lakes & Energy permitting authority.	CSA Board
9	Hello! My thought is that the owners could consider sharing the path so you wouldn't have to make two paths through protected dune space. Also another question - didn't Frankfort say no to a seawall? Whys that	Elizabeth Frost	The Owners have expressed willingness to work with the CSA if part of the construction path is the best option for permanent CSA beach access. At this time, we don't have the information or expert advice needed to determine either the final construction path or the best long-term CSA access path. The Ad Hoc CSA Lake Michigan Dunes, Bluff and Beach Committee is working diligently to get the necessary information and expert opinions needed to identify the best location for permanent pedestrian CSA access. They are trying to get an initial opinion from two engineering firms prior to the February 20th meeting - to better enable the property-owning Members of the CSA to make a well-informed vote on a sea wall proposal that would enable the Property Owners to save their homes. The weather will impact the ability of the engineering firms to meet that timing. The Board is simply bringing forward a request from the Owners. It is the vote of lot-owning Members present at the February 20th meeting that will decide this for our community. In terms of the Frankfort seawall, we understand the proposal was withdrawn by the bluff property owners.	CSA Board
9.1	Hello! My thought is that the owners could consider sharing the path so you wouldn't have to make two paths through protected dune space. Also another question - didn't Frankfort say no to a seawall? Whys that	Elizabeth Frost	<b>NEW as of February 4, 2021.</b> This answer is from the Secretary of the Board The Bluffs of Frankfort Association. In reading the questions and answers from the January special CSA meeting, I want to pass along additional information regarding The Bluffs seawall/revetment proposal we submitted to the City of Frankfort. I feel it is important that the CSA voting owners know further information about The Bluffs proposal. The City of Frankfort did not reject The Bluffs proposal. Over the years, Frankfort has installed sea walls or stone revetments to protect the city from rising waters in the harbor. In a recent discussion between The Bluffs and The City of Frankfort about installing a stone revetment on the city beach north of Frankfort several citizens voiced objections. However, no decision has been made by the city for or against the project at this time. The proposed stone revetment was a very large and expensive structure due to the size of the bluff and the Bluffs residents decided to put the project on hold to explore alternatives.	Elizabeth (Burrows) Jackson

Answers to Questions in the queue from the January 9, 2021 Special Meeting

#	Question	Asked by	Answer	Answered by
10	Our experience is that remediation is difficult after mid-September. Last years the strong storms began about then.	Margaret Sammons	Our Dunes Bluff and Beach Ad Hoc Committee concurs. The push for the January 9th meeting was designed to allow the Owners to hopefully get their construction done before the CSA 2021 season. It is also why the CSA got agreement from the Owners to keep the construction path open until the end of September 2021 for any needed / approved CSA work. The ultimate timing for keeping the path open could be dictated by the Environment, Great Lakes & Energy permitting authority.	CSA Board
11	Is it a possibility for the CSA to purchase that tiny corner from the Smoliiks in order to make that the permanent access path? Or can we create a legal easement along this path to preserve the dune from further damage?	Joni Leete	There are multiple possibilities and the Owners have agreed to work with the CSA. Both the CSA and the Owners need additional information to make a good decision. We are underway on getting the information and expert advice needed to determine the best location for a permanent CSA access path. Notably, it is the unanimous judgment of the CSA Board of Trustees that pressing a property owner for a permanent easement in response to a natural emergency sets a precedent not in the long-term best interests of the CSA community.	CSA Board
12	Also we found that Gilbert's was slower than estimated. Our wall is not yet complete.	Margaret Sammons	We can all relate to construction work taking longer than anticipated. The Owners have a strongly vested interest in getting it done quickly, as did the owners who built the sea wall to the south. These construction firms are in high demand.	CSA Board
13	I really think that it needs to be clarified that the Owners do not own the entire pathway down to the beach. The CSA common property is the entire west facing dune down to the water.  The path going up from the tennis court is still under question. We know that path crosses a platted section of Robinson Rd and that there was a transaction at some point where the CSA acquired the southern 15 ft of the Smolkis lot.	Lurette Frost	The materials distributed in advance and used at the 1/9/21 meeting communicated that the Construction Path crosses both CSA and Owner Property, but we understand that not everybody had time to review them. Per the CSA Ad Hoc Lake Michigan Dunes Beach & Bluff Committee fact sheet: "The proposed construction access path begins on Robinson Rd., crosses the south end of Smolik lot 174 and goes down the CSA bluff to the beach." A survey commissioned by the CSA is currently underway to understand the property lines and is expected to be completed prior to the 2/20/21 meeting.	CSA Board
14	The Golf Lane extension added much more time than we expected.	Margaret Sammons	Thank you. We can all relate to construction work taking longer than anticipated.	CSA Board

#	Question	Asked by	Answer	Answered by
15	Can someone address the flanking erosion caused by seawalls to the beach areas next to it? Or the scouring issues? That the erosion caused by our dune wedged between two seawalls could eat away our dune completely? It feels we are only hearing one side	Joni Leete	The Owners' design of the returns at the north and south ends of the proposed steel sea wall should minimize scouring behind the wall. We have always said that we can expect some additional beach erosion from the adjacent sea wall(s) to occur near the end of the wall. David Belknap showed a photo of this type of erosion from the Wildewood wall in his 1/9/21 meeting presentation (which is available on the CSA Web site). We are asking our engineers how much erosion we may expect, but it is impossible without very expensive studies to predict with certainty the future erosion of our bluff... with or without an additional sea wall. Without any walls nearby scientists predict a loss of bluff around Lake Michigan at an average of 1 foot per year. That loss does not occur every year, but rather comes and goes. We can expect continued erosion of our bluff in the future without any walls being built. 100 years ago the CSA plat map showed we had 100 yards of beach between our bluff and the water's edge.	Property Owners & CSA Board
16	Another question, after the construction is completed, would the access point be closed off or potentially have a new staircase there for beach access?	Renee Fisk	This decision has not been made yet, as neither the CSA nor the Owners have enough information to make a good decision. The Owners have expressed a willingness to work with the CSA if making part of the construction path a permanent CSA beach access path is the best option. The Ad Hoc CSA Lake Michigan Dunes, Bluff and Beach Committee is working diligently to get the necessary information and expert opinions needed to identify the best location for permanent CSA access. They are trying to get an initial opinion from two engineering firms prior to the February 20th meeting - to better enable the property-owning Members of the CSA to make a well-informed vote on a sea wall proposal that would enable the Property Owners to save their homes. The weather will impact the ability of the engineering firm to meet that timing.	CSA Board
17	Wasn't the proposal to put the path and easement on csa property, not private property?	Allison Spitzer	<a href="#">Asked and answered. Click this link to read the Owners Proposal.</a>	CSA Board
18	What is the length of the proposed north wall?	Sara Watson	<a href="#">Asked and answered. Click this link to read the Owners Proposal.</a>	CSA Board
19	Does the existence of the seawall tend to increase or decrease the amount of beach in front of the sea wall?	Carey Elder	During periods of high water - when waves are hitting the sea wall - the reflected wave energy tends to pull sand away from in front of it. When the water recedes, there is no effect on beach buildup.	CSA Board
20	What is the distance between the proposed north and current south wall?	Sara Watson	226 feet	CSA Board
21	What is the length of the current stairway at the end of the boardwalk?	Sara Watson	The elevation from the beach to the top of the stairs is approximately 26 feet.	CSA Board

#	Question	Asked by	Answer	Answered by
22	What is the depth of the dune erosion, currently, from the southern wall? Is that erosion on our property or on Wildewood property?	Sara Watson	<a href="#">We do not have information on the depth of the dune erosion. But David Belknap showed a very recent photo of that erosion taken as part of the Ad Hoc Lake Michigan Dunes, Bluff &amp; Beach Committee's project to get 3-dimensional drone imagery of the current state of our dunes / beach. In the pictures you can see that the Wildewood bluff was protected by the wood wall. The erosion visible in the photo is on CSA property. You can see the photo in David's PowerPoint presentation on slide 12, which is available on the CSA Web site at this link.</a>	CSA Board
23	Why not connect to Wildwood sea wall?	Karen Janssen	Building a CSA sea wall that would connect to the Wildewood sea wall is something our engineering firms will evaluate. Generally speaking, the engineering firms we have contacted say that you build a sea wall only to protect property, which would not apply to the CSA beach. But all options are open and will be reviewed by our engineering firms.	CSA Board
24	Given two steel walls (south and north) a gap between them might increase the exposure to additional erosion. Will the DBB consider to connect the separate walls?	Walter Schmid	As outlined in the advance materials and discussed by David Belknap at the 1/9 meeting, we do expect additional erosion of the CSA beach at the end of the sea walls. You can already see that at the end of the Wildewood wall in the photo included in David's PowerPoint presentation, slide 12. Generally speaking, the engineering firms we have contacted say that you build a sea wall only to protect property, which would not apply to the CSA beach. But it is one option they will consider in putting together their proposals for the CSA.	CSA Board
25	Where exactly on the aerial photo will the proposed north wall sit?	Sara Watson	<a href="#">Figure 3 on page 6 of the Owners' PowerPoint meeting presentation shows this on their survey.</a>	CSA Board
26	David stated that the bluff will rebuild itself, as it did previously, and sand will cover the proposed wall. Is that a fact? This proposed wall is much higher and thicker in stature than the previous wooden wall.	Sara Watson	David explained that the dune rebuilt itself after the 1986 sea walls were built and that it was typical of the historical cycle of rising and falling lake water levels. He said we could see that happen again. He also explained that we cannot know for sure that we will see the same cycle in the future. It is dependent on the lake water level, and we don't know how climate change might, or might not, change the historical patterns. The steel wall is actually thinner, the top of the steel wall has a cap which covers it. The cap is wide to add reinforcement and covers the sharp edges of the steel sheets. When constructed the wood wall was also 4' above grade, just like the steel wall will be when constructed.	CSA Board and Property Owners
27	Instead of just protecting these properties, are we also investigating the possibility of making a wall to go all the way to connect with Wildwood wall? IE: a wall that includes these properties and the CSA beach?	Edward Morris	We will get expert advice regarding the need to build a CSA sea wall from our engineering work. Generally speaking, the engineering firms we have contacted say that you build a sea wall only to protect property, which would not apply to the CSA beach. But no options are ruled in or out going into the engineering work the CSA has commissioned.	CSA Board

Answers to Questions in the queue from the January 9, 2021 Special Meeting

#	Question	Asked by	Answer	Answered by
28	Wildewood learned that the draft is too shallow to bring in boulders by barge, and boulders brought in by truck would damage the CSA roads.	Margaret Sammons	We appreciate that information.	CSA Board
29	Have engineers confirmed that the proposed path is the best placement for access in ensuring that the critical dune area is preserved? Are there any other options for access? Was this wall considered during Wildewood's access last year?	Sara Watson	<p>The exact location of the Owners' construction access path has not been finalized. Earthmoving, vegetation removal, and construction activities within a critical dune area are regulated by EGLE through a permit program. The Owners have applied for this permit and are awaiting approval.</p> <p>In addition, the CSA Board has engaged two engineering firms and their first priority is to advise us on the best location for a permanent CSA beach access path. In addition, they are evaluating the Owners proposed construction path for CSA use so we do not have to make a cut into our own dune to remediate and preserve our bluff &amp; beach and for building the path/stairs for beach access.</p> <p>No, this wall was not being considered during the Wildewood sea wall project.</p>	CSA Board
30	At what point in the process is the permanent access for the CSA beach determined ? Is that in March or later then our July annual meeting? Thank you	Lane Martin	<p>The CSA has engaged two engineering firms. As a result of the discussion at the 1/9/21 Special Meeting and concerns about the permanent CSA access path, the Ad Hoc Lake Michigan Dunes, Bluff &amp; Beach Committee has asked them to look first at possible permanent CSA access paths. They are hopeful that we can get some initial advice prior to the February 20, 2021 meeting to vote on the Owners' sea wall request. The weather will impact the ability of the engineering firms to meet that timing. If we do not have it by then, we definitely expect to have recommendations before our 7/31/21 Annual Meeting.</p>	CSA Board
31	Is it possible that a 'Yes' vote today could cause additional, unrepairable damage to our bluff because of the erosion from the wall itself?	Sara Watson	<p>We have always said that we can expect some addition bluff erosion from the adjacent sea wall(s) to occur near the end of the wall. David Belknap showed a photo of this type of erosion from the Wildewood wall in his 1/9/21 meeting presentation. We are asking our engineers how much, but it is impossible without very expensive studies to predict with certainty the future erosion of our bluff ... with or without an additional sea wall.</p> <p>Without any walls nearby scientists predict a loss of bluff around Lake Michigan at an average of 1 foot per year. That loss does not occur every year, but rather comes and goes. We can expect continued erosion of our bluff in the future without any walls being built. 100 years ago the CSA plat map showed we had 100 yards of beach between our bluff and the water's edge.</p>	CSA Board

#	Question	Asked by	Answer	Answered by
32	I am curious what EGLE says about leaving an access path. I personally have found they are very specific about what is allowed on the dunes. Do to the fact that the dune would be classified as a critical dune and in the high erosion area. Do you know what EGLE has to say about this proposal.	Kacey Kuhn	To date, EGLE's review has only covered the Owners' proposed project. The review has been in the context of the access ramp being in a "critical dune area", and the Owners will comply with the restoration requirements from these agencies. The CSA plans to engage with EGLE in the near term, to discuss its own planned work scope, and keeping the access ramp open for an extended period.	Property Owners
33	Is this wall to be built on {current} sand or water? How long are the tiebacks? Tom indicated that there will not be access to the land behind the wall (in between the wall and the bluff). If the lake levels do not decrease does this mean that there will be no access to walk north from the CSA Lake Michigan beach?	Sara Watson	Some days you currently cannot walk around the Wildewood wall due to high water, while other days you can. It is also true that there are long stretches of beach that are currently impassible due to trees riding down the bluffs as they collapse. Walking behind the wall will be difficult after the initial construction due to the tiebacks and tree debris that will continue to slide down the bluff until it reaches its angle of repose. There are many places where walking behind the remnants of older wood walls is difficult. However, if we see the water recede like it did in the 80's, the new wall may be buried by sand as it creates a lower dune like the one that existed up until 2 years ago. That dune hid the old wooden wall that is proposed to be replaced. The Owners will not know the exact length of the tiebacks until the permit is approved. To give you idea a photo is shown of the Wildewood tiebacks on slide 9 in the Owners' presentation.	CSA Board
34	Why the limitation of access only through 9/2021? Wouldn't that imply that any action taken by the CSA for remediation/access be completed by that time?	David Wynne	As we have seen with the Wildewood construction path, leaving it open longer can create additional damage. And it is dangerous if people try to go up and down it. In addition, it is important to get it closed before the fall storms, when the most damage is typically done to the bluffs. It does mean that we would need to get work done prior to that date in order to use that construction path. The ultimate timing for keeping the path open could be dictated by the Environment, Great Lakes & Energy permitting authority.	CSA Board
35	How does a 4 foot high steel wall tie into a 2 foot high wooden wall? Can you provide imagery?	Sara Watson	As mentioned in the January 9th meeting, the north-south section of the wall in front of the Gosnell property will tie directly into the refurbished wooden wall in front of the Rauth property, which is about 3' high in that area. The walls will be connected together, to eliminate any wave action and scouring behind either section. The walls will be connected in a manner to be determined, possibly bolted. This approach has been agreed upon by the owners of the two properties.	Property Owners

#	Question	Asked by	Answer	Answered by
36	Would it be acceptable to the CSA and owners to limit the width of the access path (to say 4') so that it is less than the construction path?	Janet Lauerman	The construction path has to be much wider than the access path... approximately 15 feet vs. 4 or 5 feet. The location of the construction path has not been finalized yet, as the CSA and Owners wait for the new land survey to make the decision. The Owner has expressed a willingness to work with the CSA if making part of the construction path a permanent CSA beach access path is the best option. The Ad Hoc CSA Lake Michigan Dunes, Bluff and Beach Committee is working diligently to get the necessary information and expert opinions needed to identify the best location for permanent CSA access. They are working to get an initial opinion from two engineering firms prior to the February 20th meeting - to better enable the property-owning Members of the CSA to make a well-informed vote on a sea wall proposal that would enable the Owners to save their homes. The weather will impact the ability of the engineering firms to meet that timing.	CSA Board
37	When will the engineering report be available?	Janet Lauerman	To support the Member vote at the February 20th meeting, we have asked two engineering firms for initial thoughts on the best location for a permanent CSA access path. We hope they can do that prior to the meeting, but it will be weather dependent. We will then have to follow up with the work needed to provide recommendations on options to help minimize further damage to our beach and bluffs. Again, their ability to do what is needed will be weather dependent, but we would expect their recommendations by April at the latest.	CSA Board
38	I support helping our neighbors protect their cottages. Please clarify why there are not apparent plans to fill in the area behind the wall in a way that will allow pedestrians to walk behind the wall on CSA beach and may also minimize further loss of the owners' property? At times of high water walking in front of a steel wall would be unsafe. There seem to be differing views on whether there would eventually be a walkable route behind the wall.	Kristine Baker	After construction of the sea wall, initially we expect the area immediately landward of the wall will be empty. However, the (structurally important) tie-backs every 10-15' would make walking difficult. As time passes, the most likely developments would be: 1) some slumping of the dune, filling the gap with sand from above; or 2) as happened in 1987, if the lake level drops rapidly, wind-driven sand will fill in the gap, and perhaps even cover the wall. In either of these outcomes, the area behind the wall would be part of the sloping dune, again difficult to walk on. Ultimately, the "rules of the road" on the CSA property are the responsibility of the CSA. The Owners will cooperate with whatever policy the CSA determines is best. Also note that the wooden sea wall installed in 1986 did not adversely affect the beach. Much of the steel sea wall would be installed to the landward side of the wooden wall remains.	Property Owners

#	Question	Asked by	Answer	Answered by
39	<p>Scrap all those other questions:</p> <p>Please Ask Tom to clarify that they have submitted the permit. A couple months for the CSA to work out the engineering access will not impact the timeline.</p> <p>How can we guarantee that the CSA will not be on the hook for the costs of the best design to protect our beach and the neighbors. How can we trust that these owners will give us access if that is the best place to put a path?</p>	Julia Nerbonne	<p>The three Owners have submitted, via our contractor, applications for permits from three agencies - the Army Corps of Engineers, Benzie County, and the Michigan Department of Environment, Great Lakes, and Energy (EGLE). These applications all have differing requirements, but we expect to receive the approvals approximately mid-to-late March. The discussions underway with the CSA do not materially affect those applications. Regarding the costs to protect the beach, the Owners are committed to reaching a mutually beneficial agreement on this project. Central to those discussions with the CSA will be construction and pedestrian access paths, and these aspects will be documented in the eventual Permissive Use Agreement between the CSA and the Owners.</p>	Property Owners
40	<p>David is referring to 'some' erosion for the land between the current southern and proposed northern wall. What if that wall causes such erosion that we lose the dune in its entirety? Is that a possibility?</p>	Sara Watson	<p>It is impossible without very expensive studies to predict with certainty the future erosion of our bluff with or without an additional sea wall. However, if our engineers advise us to "connect the walls" as the only way to protect our bluff from continued erosion, we will bring that proposal forward to the CSA community.</p>	CSA Board
41	<p>Isn't it also in the CSA's interest to seriously consider constructing a sea wall for the CSA beach at the same time of this proposed construction?</p>	Renee Fisk	<p>The engineering firms engaged by the CSA will advise us on building a CSA sea wall. Generally speaking, the engineering firms we have contacted say that you build a sea wall only to protect property, which would not apply to the CSA beach. But the engineering firm will consider all options and make their informed recommendations. No options are ruled in or out going into the engineering work the CSA has commissioned. Also see the answer directly above.</p>	CSA Board
42	<p>I would like to bring the focus back to the shoreline. My understanding is that seawalls are damaging to shoreline ecology, at the location of the seawalls, adjacent to the seawalls, and for the lake as a whole. Frankfort rejected a seawall project north of town on ecological grounds. I would expect CSA to have at least as much concern for and commitment to ecological stewardship as the city of Frankfort. I oppose the seawall regardless of the access question. Why isn't shoreline ecology front and center in this discussion?</p>	Edmund Frost	<p>The Board is allowing the Owners to bring their proposal to the Members for a vote. The Board is not endorsing or recommending the sea wall. It is up to Members to decide what to make front and center in considering how to vote. No doubt some will share your high level of concern for the shoreline ecology and vote "no" on the Owners' request. Some may put other factors front and center, such as allowing our neighbors to save their cottages. We can all understand that there are differences in judgment and differences in the priority placed on various considerations. In terms of the Frankfort sea wall, we believe the request from property owners on the bluff was withdrawn.</p>	CSA Board

#	Question	Asked by	Answer	Answered by
42.1	I would like to bring the focus back to the shoreline. My understanding is that seawalls are damaging to shoreline ecology, at the location of the seawalls, adjacent to the seawalls, and for the lake as a whole. Frankfort rejected a seawall project north of town on ecological grounds. I would expect CSA to have at least as much concern for and commitment to ecological stewardship as the city of Frankfort. I oppose the seawall regardless of the access question. Why isn't shoreline ecology front and center in this discussion?	Edmund Frost	<b>NEW as of February 4, 2021.</b> This answer is from the Secretary of the Board of The Bluffs of Frankfort Association. In reading the questions and answers from the January special CSA meeting, I want to pass along additional information regarding The Bluffs seawall/revetment proposal we submitted to the City of Frankfort. The City of Frankfort did not reject The Bluffs proposal. In a recent discussion between The Bluffs and The City of Frankfort about installing a stone revetment on the city beach north of Frankfort several citizens voiced objections. However, no decision has been made by the city for or against the project at this time. The proposed stone revetment was a very large and expensive structure due to the size of the bluff and the Bluffs residents decided to put the project on hold to explore alternatives.	Elizabeth (Burrows) Jackson
43	I believe I read that the property owners will maintain the wall in the future, as needed. What happens if that maintenance requires an access point? How will that be handled?	Sara Watson	One reason the Owners chose a steel wall design is that anticipated maintenance will be minimal. In the future, the Owners may or may not request an easement for stairway access to the beach from their cottages. This will likely depend on what happens with the top of the dune in front of their cottages. In the rare event of any required maintenance, the Owners will either use their own stairways, or the CSA pedestrian access to the beach.	Property Owners
44	Have all options for moving the cottages back been fully explored?	Edmund Frost	<a href="https://summerassembly.org/images/Board/OwnersResponseToMovingCottagesBack.pdf">Asked and answered. Read this document - https://summerassembly.org/images/Board/OwnersResponseToMovingCottagesBack.pdf</a>	CSA Board
45	If Lorry's amendment providing a pedestrian path passes, will that be set in the legal agreement?	John Whelpton	Yes, it will.	CSA Board
46	The proposed wall is to be 4 ft. high (above the land) ? Is that an "industry standard"?  How and why was that height decided on?	ROBERT BAGLAN	The height of the sea wall is indeed fairly standard for our situation - some beach in front, and sloping dunes behind. The 4' height is sufficient to protect the dune at its present peak, near-record level against storm wave action. It is also the same height as the wooden sea wall installed in 1987.	Property Owners
47	Have the ramifications to the CSA beach being between two seawalls been thought through? Beaches to the north and south of seawalls are significantly carved away so what is the expected outcome to the CSA community beach lying between two seawalls?	MICHAELA KEARNEY	The sea wall to the south of the CSA beach, and the proposed sea wall to the north, will cause additional erosion to the beach opposite the end of the sea wall. At the 1/9/21 meeting, David showed a recent photo of that phenomena occurring at the end of the Wildewood sea wall in his PowerPoint presentation, which is available on the CSA Web site.  Julia Frost Nerbonne also covered this information in her very helpful discussion group prior to the 1/9/21 meeting. She referred participants to a very relevant article <a href="https://docs.google.com/presentation/d/1tDazE14jgSMbmV-u391jJEP-3ZahdhFeq2IYY9mB_H4/edit?usp=sharing">https://docs.google.com/presentation/d/1tDazE14jgSMbmV-u391jJEP-3ZahdhFeq2IYY9mB_H4/edit?usp=sharing</a>	CSA Board

#	Question	Asked by	Answer	Answered by
48	The CSA membership overwhelmingly approved a little over a year ago for wildwood access thru the CSA to bull dozer's/equipment for the building of their sea wall project. They ultimately changed the project and chose a different path. I ask members or the board what has changed as it relates to access from then to now? Understanding the wall itself is contemplated to utilize CSA property. Did we ever get to a mutual agreement between CSA and wildwood as it relates to that project and access?	Paul Burgener	<p>The Board brought the Wildewood request to access CSA land in order to bring machinery (small bobcat) to and from the beach to construct a retaining wall to the Members for a vote. As you noted, the Members voted overwhelmingly to allow it with the condition that the Wildewood Association would sign a legal agreement approved by the Board. But after the vote, Wildewood decided to build their construction path 100% on private property. So the CSA had no involvement.</p> <p>In the case of the wall to the north currently being proposed by the Owners, the beach and most or all of the bluff down to the beach is CSA property. So the wall is being built on CSA property, which was not the case with the Wildewood wall. And, construction equipment must pass on our property to complete the wall. As outlined in CSA Board 1/9/21 presentation, the current Owner proposal also requires a formal legal agreement approved by the Board. In this case the Owners agreed to keep their construction path open for potential CSA construction projects through the end of September 2021. This is ecologically and economically beneficial for the CSA. The ultimate timing for keeping the path open could be dictated by the Environment, Great Lakes &amp; Energy (EGLE) permitting authority.</p>	CSA Board
49	David, can you explain how a stairway would work at the southern end of the proposed seawall? Imagery shows us that that area is stacked with debris on the current south wall.	Sara Watson	If we are to build a staircase which can withstand periods of high water, the base of the stairs on the bluff from which it descends needs to be armored from erosion. We are asking our engineers to assist us in design ideas to provide permanent safe access to the beach. The deposition of tree debris from storms will need to be taken into account both for design and for a maintenance plan for any solution we implement.	CSA Board
50	Since the Wildewood project has gone longer than expected, can we extend the September 2021 date?	Jennifer Swetland	As we have seen with the Wildewood construction path, leaving it open longer can create additional damage. And it is dangerous if people try to go up and down it. Most importantly, it really needs to be closed before the fall storms, when the more severe damage is typically done to the bluffs. The ultimate timing for keeping the path open could be dictated by the Environment, Great Lakes & Energy permitting authority.	CSA Board