

Date: March 12, 2024

Dear Mayor Hudson, Dear City of Fort Pierce Commissioners,

This letter is an official request for a Quasi-Judicial hearing to appeal the decision taken by the City Planning Board to approve the plan to build 5 pickleball courts in Ocean Village at 2400 South Ocean Drive on Hutchinson Island to be heard at the Commissioner's Meeting at 5pm on March 18.

I represent a large group of concerned residents as their Applicant in this process and appoint Mr. Allen Reinwasser as my Representative who will present this application since I am unable to attend myself in person.

Jay Lentz will present as a witness. The addresses of me, my representative and the witness are listed at the end of this letter.

Many residents have strong concerns about granting approval for the Ocean Village Pickleball Arena construction project and ask that the Commissioners protect them by voting no to this project.

This project has been the most controversial topic within Ocean Village in over four years.

There are numerous issues with this project that are summarized below and documented in exhibits 1-5 to this letter.

Several statements that were made to the City Planning Board at the meeting that occurred on February 12, 2024 are false, and conditions in the TRC comments 5.0 by District Planning Group are not enforceable.

The information below and attached provide more accurate information relevant to these statements made during that meeting by Ocean Village representatives who are personally conflicted in supporting this project regardless of owner concerns, so much so that they have misrepresented information to city officials in order to gain approval of this project.

Thank you for your consideration of these critical issues and for voting NO.

<p><b>MISLEADING/FALSE INFORMATION PRESENTED AT THE PLANNING COMMITTEE MEETING ON FEBRUARY 12, 2024</b></p>	<p><b>CORRECTION/FACTS</b></p>
<p>1. <b>PARKING:</b> Ocean Village Representatives stated that no additional parking will be needed since players walk or ride their bikes and the outside public is not allowed to use Ocean Village Amenities.</p>	<p><b>See documentation under Exhibit 1</b></p> <p>This answer is misleading as it fails to address the true issue of the need for additional parking.</p> <p>When the pickleball courts were located in Ocean Village on the asphalt tennis courts at the Catamaran II neighborhood, parking was identified as a major problem for the players and used in their justification to build the courts near the community center so that those parking spots could be used. There were ongoing issues with pickleball players driving to the courts and parking in private spaces at that time.</p> <p>There were several objections raised to the property management company and the POA Board concerning the parking problem that plagued the Catamaran II community due to the influx of pickleball players driving to the courts each morning. After appeals for the board to address this issue went unanswered, the Catamaran II Board was forced to resort to contracting, at their own expense, with a towing company to remove the cars of those players who refused to observe parking restrictions in the Catamaran 2 community.</p> <p>There is not adequate parking at the community center for the addition of 90 player/spectators as per the present plan.</p> <p>No Parking study has been undertaken. The permit for the Community Center project did not allow for a spectator area, for an additional 90 people or the use of the facility by non-residents or tournaments.</p> <p>Ocean village pickleball committee members have proactively expressed strong interest in having pickleball tournaments at Ocean village which would include attendance of nonresidents. Before pickleball was suspended at Ocean Village due to noise complaints of owners, the pickleball committee members widely promoted Ocean Village on social media as a potential tournament destination.</p>
<p>2. <b>Sound Ordinance Compliance:</b> Ocean Village representatives stated that the sound mitigation study shows that pickleball play would be totally compliant with the Fort Pierce noise ordinance. The distance</p>	<p><b>See documentation under Exhibit 2</b></p> <p>The sound study ignores the PRESENT city of Fort Pierce Noise ordinance statute 26-43 completely. Other than pure noise level (decibels), the most irritating part of pickleball noise is the frequency of circa 1200 HZ. This is the same frequency as that used for trash truck back-up signals that has been researched specifically to give warning. No acoustic barrier reduces this</p>

REQUEST FOR QUASI-JUDICIAL HEARING to APPEAL the approval of the Pickleball project at OV

<p>from the courts to the nearest residence was documented as being 250 feet.</p>	<p>irritation. These courts will disrupt the peace and serenity of residents in 34 homes with direct line of sight less than 200 ft from the courts.</p> <p>The distance of the courts to the residences as presented are incorrect. Actual distance from the Capstan and OVI property lines to the edge of the proposed courts is less than 200ft.</p> <p>The City is the process of revising its' noise ordinance. We ask the Commission to include Pickleball noise protection for residents in the new ordinance.</p>
<p><b>3. Sound Mitigation:</b> Ocean Village representatives indicated that they will use low noise paddles and that the plans are conservative to reduce noise levels much lower than the city ordinance.</p>	<p><b>See documentation under Exhibit 3</b></p> <p>This statement is false because it refers only to one aspect of the ordinance and ignores other key requirements.</p> <p>The requirements in the application indicate that low noise equipment must be used.</p> <p>The pickleball committee and players have consistently stated that they do not want to, and cannot enforce the use of low noise equipment. A current Board Officer who is previous chair of the pickleball committee has indicated he does not support the use of such equipment and that compliance cannot be guaranteed.</p> <p>The sound mitigation report indicates the only way that the courts could meet the 3db above ambient portion of the ordinance is through the use of low noise paddles and 14 foot fences with heavy duty vinyl sound mitigation panels. The actual plan includes 12 foot fences, with no engineering details for such a fence including ground supports for high winds.</p>
<p><b>4. OVERSTATED SUPPORT FOR THE PICKLEBALL ARENA PROJECT:</b> Ocean Village representatives stated that the vast majority of Ocean Village owners support the construction of the Pickleball Arena, and only a very small minority oppose the project.</p> <p>When asked if there was a vote, they explicitly said "yes" there was a vote.</p>	<p><b>See documentation under Exhibit 4</b></p> <p>Ocean Village Owners have <b>NEVER</b> been allowed to vote on nor been surveyed on the current Pickleball Arena Project. The only vote held for Pickleball was at the board level.</p> <p>The last OV Owner survey occurred in 2019 that ranked pickleball toward the bottom of the list (see survey attached in the application documents).</p> <p>There are hundreds of Ocean Village owners who are not in favor of this project (see exhibit 4). This is due to a variety of factors including: health concerns; disruption of peace; cost; risk; harm to their neighbors; loss of green space; flood mitigation; and proximity to the 9<sup>th</sup> hole of our golf course (directly adjacent to the putting green).</p>

REQUEST FOR QUASI-JUDICIAL HEARING to APPEAL the approval of the Pickleball project at OV

	<p>Residents who live and own property directly adjacent to the planned pickleball arena have lost rental income and property value since these plans were approved by the POA board.</p> <p>This planned project will disrupt the peace and serenity of 34 homes negatively affecting health and wellbeing of residents. Testimony from around the country has documented that the high pitch, constant pickleball "pops" negatively impacts health and wellbeing of residents. The proposed courts would generate approximately 96,000 "pops" per 8 hour playing day. (for example <a href="https://www.youtube.com/watch?v=wR9s789KR6I">https://www.youtube.com/watch?v=wR9s789KR6I</a> in particular from 44:00 minutes onward)</p>
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The engineer (Bob Unetich) who provided the sound study and mitigation plan is a highly biased pickleball supporter who omitted important information in his report (see exhibit 2). He is a retired engineer not a sound specialist. He is a pickleball player who founded a niche business making sound mitigation recommendations to support the building of new pickleball courts.

While his pedigree may be strong in other areas of engineering, he is not accredited by the [National Council of Acoustical Consultants](#) which is the professional organization governing standards for professional engineers who are specialists in providing engineering plans to reduce or mitigate sound disturbances.

Thank you for your consideration of these critically important corrections to several statements that were made by representatives of Ocean Village at the City Planning Board meeting on February 12, 2024.

Numerous Ocean Village owners are concerned that their quality of life at their homes in fort Pierce are being compromised by this high-risk amenity project. Since the Ocean Village POA board majority are pickleball enthusiasts we must reply on the City to protect us.

There is a high risk of daily complaints to the Fort Pierce Police Department to stop the noise from these courts, if built, causing a major diversion of focus and time of the police department. There is also a high risk of litigation if this project is approved and built.

Thank you for your consideration of these critical issues and for voting NO.

Sincerely,



Chris Savino

**Applicant:** Chris Savino, 2400 South Ocean Drive, Unit 7615, [chrisno33@yahoo.com](mailto:chrisno33@yahoo.com)

**Applicant's Representative and Presenter:** Allen Reinwasser, 2400 South Ocean Drive C121, [Allensellsyourhome@gmail.com](mailto:Allensellsyourhome@gmail.com) , 248-568-6899, and 200 S Dorchester Ave, Royal Oak, MI 48067

**Witness:** Jay Lenz, 2400 South Ocean Drive , C125, [jayalenz@gmail.com](mailto:jayalenz@gmail.com), 816-665-5056, and 100 R St, Lake Lotawana , MO 64086

**Allen Reinwasser**

2400 South Ocean Drive C121  
Allensellsyourhome@gmail.com  
Tel: 248-568-6899

**Real Estate Expert**



Born in Iowa and raised in Michigan, Allen received both his undergraduate and graduate degrees in Mechanical engineering.

He has 26 years experience in automotive engineering specializing in plastics processing and since 2020 in Florida Real Estate.

Mr. Reinwasser decided to make a big change in his life after one of his 3 children became a casualty to veteran PTSD. With contacts in the Fort Pierce area, he began visiting and fell in love with the island, the ocean and the Fort Pierce area.

After qualifying as a Real Estate Broker, (license number SL3484736) in 2020, Allen has helped numerous clients find their dream home in Fort Pierce.

Through his work at the official Real Estate office within Ocean Village (Coldwell Banker) he became an expert on community valuations and the local market. Mr. Reinwasser is presently an Agent at Real Estate of Florida focusing on Hutchinson Island and Ocean Village in particular.

Education: University of Michigan, Master in Engineering 1999- 2002; Kettering University BSME Plastics Processing, 1990-1995; DBPR Real Estate Broker license.

## EXHIBIT 1 PARKING

Pickleball players and the Ocean Village Pickleball Committee have historically stated that sufficient parking for players near the courts was a major issue.

The pickleball committee have advertised Ocean Village as a pickleball location and planned on running tournaments. Unlike tennis where tournaments bring in a maximum of 12 players, pickleball tournaments have the potential to exceed 100. The seating area of the planned Pickleball Arena accommodates 90 players and spectators, but has no additional parking.

The Community Center Permit specified no external /public events. As a result, no parking study was done.

There is not sufficient parking as it is.

Below selected validation of the need that Pickleball players have indicated for parking.

Forwarded message  
From: **Stu King** <[wingman5103@gmail.com](mailto:wingman5103@gmail.com)>  
Date: Sun, Aug 28, 2022, 3:09 PM  
Subject: Re: Rod Lechtenberger  
To: ROD LECHTENBERGER <[rod\\_lechtenberger@yahoo.com](mailto:rod_lechtenberger@yahoo.com)>

Thank you for understanding Rod.

Unfortunately it will be getting worse as POA has reversed their original decision to build 8 Pickleball Courts in the North field near the clubhouse that we provided \$409,000 to pay for! Instead they give pickleball players a substandard court area adjacent to Catamaran II! This will only become more challenging

There will be No More Warnings!

I have to and will Tow any vehicle that doesn't belong here.

Even more disappointed should be the Pickleball Community Players. They have been given the short shaft, and so have we! When Catamaran II owners return they will be furious!

I don't blame the pickleball players and I support their right to have a better playing field, that we paid for! No facilities here, no parking here, no room for spectators here.....!

It doesn't make any sense!

Stu

Begin forwarded message:

**From:** Chris Savino <chrisno33@yahoo.com>  
**Date:** March 6, 2021 at 9:48:32 AM EST  
**To:** Bill Thorne <billthorne@att.net>, Stu King <wingman5103@gmail.com>, Shirley <ssipe2003@yahoo.com>, Sue Thew <susanthew1953@gmail.com>, John Hoben <john.hoben@comcast.net>  
**Subject:** Fw: Pickle ball parking

See below the email I sent to the co chair.

[Sent from Yahoo Mail for iPhone](#)

Begin forwarded message:

On Saturday, March 6, 2021, 9:46 AM, Chris Savino <chrisno33@yahoo.com> wrote:

This is a friendly reminder to let the pickle ball players know that they cannot park their cars or trucks on Cat II property which includes the visitors parking lot. If they want to drive over they should call the POA and ask them where to park.

[Sent from Yahoo Mail for iPhone](#)



**Chris Savino**

📧 tennis & pickleball

5 February 2023 at 19:05

Re: Jim Chrulski ~ Volunteering to help



To: Trudi Schifter

Always good to hear other ideas. We have to push for low noise paddles.

Sent from Chris Savino

On Feb 5, 2023, at 12:54 PM, AquaSPE <trudi@aquaspe.com> wrote:

The ultimate solution if PB does not embrace low noise equipment, is Jaycee park. I LOVE Jim's suggestion.

I find it ironic that one of the big initial complaints about PB on courts 7-10 was lack of parking (people are driving now within OV) it is actually closer to Jaycee park from the northern Cluster of OV...



**Chris Savino**

02.06.22

Re: Pickleball courts



To: Jim Dobbin, Cc: Eileen Emery & 4 more

[Details](#)

Secondly , one of the reasons Cat II is opposed is because of the abuse of parking by Pball players. The answer is not "just tow them" , by time a tow truck gets here, their game is over they leave and who pays the bill. Perhaps the Pball committee can reach out to Cat II and help them solve this issue. I also find it odd how all of a sudden there are 8 players on the courts at 430, and parking in the Cat II lot no less!!

Sent from my iPhone

As far as parking goes, the Pball community should police themselves, even in season. As long as they drive, it will be a burden on everyone anywhere.



**Thorne, Bill**

tennis & pickleball 31 May 2022 at 02:36

Conversion of tennis courts 7&8 to eight pickleball courts

To: poadobbin@gmail.com, Eileen Emery, ovbetsy@aol.com & 6 more

[Details](#)

3. It is well established that the Catamaran II leadership in the past had to deal with trash, cars taking-up resident parking and early practice rounds before 7:00 on weekend mornings after the decision was made to use tennis court 10 for pickleball. The move to 7&8 will not address the issue of trash, of non residents parking in the clusters surrounding the courts, and the impact of elevated noise levels on the surrounding homes. That is my judgement based on experience, not from a study commissioned by the very people advantaged by this decision, or the conjecture by those who have never experienced it. QUESTION: Is it up to the POA to monitor this abuse, or Catamaran II, Ocean Villas and Southpointe leaders to take action?



**R\_A Gillis**

tennis & pickleball 2 June 2022 at 22:44

Re: Pickleball courts

To: James Dobbin,

Cc: Eileen Emery, Betsy Murray, Chris Savino, Dave Strothmann, Trudi Schifter

[Hide](#)

Hi Jim,

My proposal is the board hire an independent company ( not currently associated with Proctor) that specializes in tennis/pickle ball construction. The purpose is to conduct an independent evaluation on where to build or recondition our courts. The company will be directed to consider the factors that owners are pushing back on; parking, rest rooms, sound, housing proximity, flood elevation and provide current costs.

Thanks,

Ross

Ocean Village Pickleball Appeal- quasi judicial hearing Exhibit 1



**Dave Strothmann**

📁 tennis & pickleball 15 May 2022 at 21:43

Re: Workshop Agenda

To: Trudi Schifter,

[Hide](#)

Cc: Betsy Murray, Chris Savino, Eileen Emery, Jim Dobbin, Maney Gale, R\_A Gillis

We went out and tested the sound of playing on court 7 versus court 9 as heard from the north side OV 3 patios. It is considerably louder from court 7. Placing the courts on 9 and 10 keeps us from direct line of sight sound issues on anyone's patio and is the best location compromise since this board didn't like the north field location.

The parking situation is no different at either location, and the POA can place benches and a shaded seating area within the 10 ft boundary on the west side of the courts.

I still plan to discuss this at the workshop.

Dave

On Sun, Aug 28, 2022, 2:54 PM ROD LECHTENBERGER <[rod\\_lechtenberger@yahoo.com](mailto:rod_lechtenberger@yahoo.com)> wrote:

Happy Weekend Stu (how do we realize it's the weekend???)

I just wanted to say that I'm sorry that you need to be on parking control. I have been playing more pickleball than tennis since there's more of those players than tennis players this time of year. I try my best to notice if people walk over, bike in or drive a vehicle. I have seen two arrive in cars and I've told them to park in a different area and they complied.

Clearly they had plans for outsider tournaments prior to shutting them down.



**Island Beach Bar and Restaurant-Ocean Village**

February 21 at 1:39 PM · 🌐

We want to take a moment to express our heartfelt gratitude to each and every one of our customers who have supported us over the past three years. Your patronage, loyalty, and friendship have meant the world to us, and we have cherished every moment spent serving you and creating memories together.

However, it is with a heavy heart that we must share some difficult news with you all. Despite our best efforts to overcome numerous challenges, including issues with the pool, elevator, dumbwaiter, constant AC problems, the new clubhouse with no parking for our patrons and the SIGNIFICANT lack of support from the management company and the POA in addressing essential repairs and maintenance, we have reached a point where running our restaurant has become unfeasible.



Kristina O'Brien

March 2, 2023 · 🌐



**Where is the parking for the planned courts on the NF? Certainly not Capstan 800 or 100 guest spots correct?**



VilmaBeatriz VB OV

April 19, 2022 · 🌐



The other one said that these 8 pickleball courts were on the table forever and now it is being pushed back ( well it was only in their head because it was never in the permits)

The guy just complaining about the location of the pickleball ... that his "friends " have to park in the clubhouse and then meet them in the courts "needs to meet his buddies " in the parking lot and then showing where the bathrooms are and then bringing them to the pickeball courts ...wow so he is trying to accommodate his friends ???!!



## Exhibit 2 Noise Ordinance Compliance

- **Noise Ordinance compliance:** The final noise report from PSM LLC (Bob Unetich) does not indicate that even with 14 foot fences, acoustic barriers AND low noise paddles that this can be achieved. Pertinent aspects of the noise ordinance are omitted.

See below from page 13 and of this study:

### Conclusions:

Unless sound mitigation is employed, sound levels will exceed the ANSI recommendations and the recommendations of PSM LLC even if quieter gear is employed. It is necessary to add sound barriers to bring the noise levels down to about the background noise level.

### Recommendations:

PSM LLC recommends that Ocean Village Install 14 ft high mass-loaded vinyl barriers along the north and west sides of the proposed courts along the north and a 12 ft high absorbing barrier along the south side and enforce the use of quieter paddles. These steps will reduce frequent pickleball sound levels to or below 50 dBA outside of local residences at all floors of the buildings.

We recommend the diagonal corners sections for the fencing in three locations, which will enhance fence strength and reduce sound reflections.

The sound barriers along the north and west fence should not have gates or any openings that would permit sound to pass unobstructed. The fences do not need to have chain link material above the 10 ft height, if that assists in building the fencing. The south fence shields the building from pickleball sound and it avoids reflecting sound to the north because of its absorbing characteristics but it can have one or two gates for entry into the playing area.

### Analysis of the Ordinances:

We defer to others the meaning of b) **Classification of use occupancy**. Maximum permissible sound levels **“by use occupancy”**, which limits sound levels to within 3 decibels of background noise levels. While **“Use Occupancy”** may be a legal term, it is, in our view, not well defined in Article II of this code. In addition, this definition of background noise:

We have calculated an **Average Background Noise level** based upon our measurements.

**The Sound Level Limits in Table 1 adjustment when impulse noise is being measured:**

Table 1 of the ordinance establishes 60 dBA as the normal sound level limit except for impulse noise, which, according to Section 26-40 2), has a limit of 70 dBA as measured in the fast mode with a sound level meter. This is the ANSI defined mode our sound level predictions and measurements employ.

*The above teaches us that the actual impulse noise level limit in Fort Pierce is 70 dBA.*

- The actual plan addresses only 2 of the three applicable aspects of the present noise ordinance as outlined below:
  - 60 db plus 10 for impulse noise= 70 db max : yes this is met
  - 3 db above ambient: yes this seems to be met ON AVERAGE but only with 14 feet fence North and West, 12 foot fence to the South with mass loaded vinyl acoustic barriers and low noise paddles. The submitted plan does NOT include 14 foot fencing.
  - Section 26-43 of the Fort Pierce noise Ordinance: **No** this is not met and specifically excluded by Bob Unetich in his report and the submitted plan. Section 26-43 of the Fort Pierce noise ordinance states:
    1. Noises prohibited, unnecessary noise
    2. (a) **Sounds may be such that they may be excessive, unnatural, prolonged, unusual and are a detriment to the public health, comfort, convenience, safety, welfare and prosperity of the residents of the city as deemed by a reasonable person are prohibited.**
    3. (b) With the exception of those exemptions provided by state law, noises prohibited by this section are unlawful notwithstanding the fact that no violation of this article is involved and notwithstanding the fact that the activity complained about is exempted in this article.
    4. (c) A sound level meter or sound level reading shall not be necessary for the enforcement of this section.
  - Measurements of distances: The Ordinance states that measurements should be made to the property line (black line)

The application to the city and claim of 250 was measured from the building, not the property line and to the middle of the court, not the nearest player (red line). See screen shot from the noise study below.



**Sec. 26-40. - Sound level limitations.**



No person shall cause, suffer, allow, or permit the operation of any sound source in such a manner as to create a sound level that exceeds the sound level limits set forth in Table 1 when measured from the real property line of the nearest receiving property, using the slow response setting unless otherwise noted. Such a sound source would constitute a noise disturbance.

Quasi-Judicial Hearing – Exhibit 2 Noise Ordinance Compliance

Owner measurements:



- Bob Unetich publicly states *"No one is claiming that the barriers can reduce the pitch which is the 1200 Hz frequency of a garbage truck backup."* No one is claiming that the barriers can take away the impulsiveness that triggers the human flight or fight response. No one is claiming that the barriers can reduce the pop rate of 15 pops per minute for each court, applied for many hours a day, every day.
- The City of Fort Pierce is in the process of revising the noise ordinance- no one can claim that they know when this will be completed or what the outcome will be.
- A flood mitigation plan has been mentioned in board updates for the north field but there are no public details of this plan or the cost.
- There are no roll calls or minutes for the Pickleball Building Committee posted (as required by law) except for Sept 6, the process to arrive at any recommendations is not transparent.
- The final noise study shows a near constant level of 50 DB at the location of the putting green on the 9th hole of the golf course, an area that is designed to be extra quiet. This has never been addressed.
- The worst possible outcome would be that a lot of \$\$ is spent building these courts, that they will then get shut down for non compliance with the city noise ordinance, or worse, potential litigation of owners against the POA or the City. This would be a complete disaster for all.

## **EXHIBIT 4 – significant opposition to these courts**

There are several hundred owners who are in opposition to the Ocean Village Pickleball courts on the north field as planned.

Many of these owners are not able to attend the City of Fort Pierce March 18 2024 Commissioners meeting, or wish not to do so in person because of the harassment and aggression of the Pickleball players against anyone opposing this project.

Below is a partial list of residents who have voiced their opposition to the building of the Ocean Village Pickleball court Arena.

Also listed are selected samples of the hundreds of comments on social media , emails, and personal messages against the pickleball project on the north field.

1. Linda Ince
2. Peter Ince
3. Dick Pals
4. Hallie Pals
5. Jay Lentz
6. Julia Lentz
7. Allen Reinwasser
8. Trudi Schifter
9. Ken Scarola
10. Susan Scarola
11. Nora Christoff
12. Lenise Howard
13. Al Howard
14. Manny Pinares
15. America Mendigutia
16. Felix Mendigutia
17. Monique Sirgo
18. Felix Hernandez
19. Donna Bartlett
20. Eileen Emery
21. Nancy Barsotti
22. Carol Smetenka
23. Virginia Street
24. Betty Bello
25. Luann Overmeyer
26. Terri Rogers
27. Jeanne Concannon
28. Elisa DeYoung
29. Kristy O'Brien
30. Brad O'brien
31. Cecilia Dutcher
32. Dennis Dutcher

Quasi Judicial Hearing exhibit 4, significant opposition

33. Laurine Easton
34. Molly Chrulski
35. Michelle Agrusa
36. John Sullivan
37. Susan O'Rouke
38. Laura Sturniolo
39. Vilma Kovar
40. Linda Stasiac
41. Rosa Coffey
42. Jim Coffey
43. Joanne Oakes
44. Laurie Ryan
45. Carmen Lineberger
46. Charles Donnelly
47. Cindy Aaron
48. William Plascensia
49. Christina Plascensia
50. Dan Conlon
51. Judy Uline
52. Caroline Lavelle
53. Kirsten Erving
54. Latina Brown
55. Cynthia Wennekes
56. Emil Wennekes
57. Greg Smetanka
58. Luann Lefever
59. Ariel Artime
60. Patti Benson
61. Derek Michel
62. Michael Stephens
63. Diane Dolan Linde
64. Melissa green
65. Jennifer Visconti
66. Kurt Wirz
67. Jessica Thorrez
68. Kimberly Knox
69. Dana Bartley
70. Julie Wheler
71. Linda Stephan

March 3, 2023

Dear Ocean Village Board,

Like many other boards, we realize that the decisions made by board members can sometimes be difficult, especially when making an earnest attempt to appeal to all the owners that you represent throughout the community. As the board that represents Ocean Villas I, we feel that it is our responsibility to make you aware that many of our owners have expressed that they do not want the development of the north field and that you accept this letter as a notice that Ocean Villas I is not in support of such development.

It is not only understood but also expected that development in this community is inevitable and should always be considered toward the improvement of the community. We saw it with the new clubhouse and the more recent plans to remodel the pool based on damage that the pool sustained. These are significant and needed changes that will improve the community and add value to a community that is aging and in need of a continued vision toward the future. However, some of the recent discussions about the developing the north field with the addition of pickle ball or tennis courts pose a significant impediment to the owners of Ocean Villas I. We oppose the development of the north field areas, since it will take away from needed greenspace and furthermore it will obstruct the views of owner units that purchased their properties based on its location and views. The noise level is also a significant detriment to our property enjoyment and value.

We believe that the development of the north field will hurt the property value as a material fact that the owners did not face when they originally purchased their units.

The north field is an opportunity to put some thought into what is truly best for this community. Exploring ideas that could serve all families, since not all owners play pickle ball or tennis is key in representing all owners. We believe all owners could benefit from a beautified green space and not disrupt the views for the owners of Ocean Villas I.

Moving forward, we at Ocean Villas I accept the final outcomes of all final decisions, and we will continue to be good stewards of this community while caring for all the families that make up Ocean Village. As the board representing Ocean Villas I, we would be neglectful in not sharing the views of our owners and feel that it is our duty to provide you with the opinions of the owners that love and care about this community as much as we know you all do. It is our hope that you strongly consider all options and some of the points made from the owners of Ocean Villas I.

Please do not build any pickle ball or tennis courts in the north field area.

Thank you for your time and contribution as board members for Ocean Village.

Sincerely,



Ocean Villas I Board Members  
Luann Lefever, President  
Ariel Artime, Vice President,  
Patti Benson, Secretary  
Derek Michel, Treasurer

Quasi Judicial Hearing exhibit 4, significant opposition

**Jessica Thorrez**  
This is an unnecessary expense.

8w Like Reply

Judy Stein replied · 1 Reply

**Allen Reinwasser**  
Here's a better look at how close it is to building 100 ...



24w Like Reply

Judy Stein replied · 14 Replies


4

**Kimberly Knox**  
This is so wrong on many levels. The pool needs to be the priority!!!

24w Like Reply


5

Quasi Judicial Hearing exhibit 4, significant opposition




**Kirsten Erving (Kris Brown)**  
Maimi University - Lives in Matthews, North Carolina  
1 mutual friend

[Add friend](#)






**Lara Sturniolo**  
January 3 · 🌐

Enjoying the view from my lanai and wondering why the POA wants to destroy this?




[View insights](#) 625 post reach >

   You, William Brown, Susan Cugini and 36 others 62 comments


Quasi Judicial Hearing exhibit 4, significant opposition


**Lara's Post** ✕

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 **Judy Terry Uline**  
It was meant to be left the way it is now. It is a breathtaking view. It should be against condo rules to change it for ugly courts. There goes the value of our property. Stupid is as stupid does.


8w Like Reply 👍

↳  Lenise Howard replied · 3 Replies


 **Donna Rondinone Bartlett**  
So sad

8w Like Reply


↳  Kristina O'Brien replied · 3 Replies

 **Lavelle Caroline**  
I actually think the environmentalists would want to stop this! I'm sure there us species if bird that needs protecting. I watch them on the Nort lawn all the time!


8w Like Reply 👍 3


 **Jessica Thorrez**  
Can we have a eco friendly plan here?

8w Like Reply 👍 3


 **Judy Terry Uline**  
Makes me 🤔


8w Like Reply

↳  Cecilia Dutcher replied · 1 Reply

 **Linda Stasiak**  
Fight fight fight. Explain that they are basically robbing you of a lot of money.  
Go to the town the zoning board of Port St. Lucie , file a complaint.  
There has to be an attorney for  
Florida association for protection Of condo associations. ?Home owners

8w Like Reply

 Write a comment... ➤



Quasi Judicial Hearing exhibit 4, significant opposition

All 27 5 3 3 1

- Pamela Alexander**  
1 mutual friend
- America Ferrer Mendigutia**  
1 mutual friend
- Jenn Guchek Akeson**
- Norah Lavelle Gill**
- Brenda Waggoner Kayser**
- Elisa DeYoung**  
4 mutual friends
- Suzanne Barbara Kryda**

All 27 5 3 3 1

- Lilliam Socorro**  
3 mutual friends
- Patricia Lehman**
- Ellen Moore**  
5 mutual friends
- Nancy Graham**  
1 mutual friend
- Lisa R Middleton**
- Teresa Gibbs Stephens**  
1 mutual friend
- Beth Maggitti Dixon**

Quasi Judicial Hearing exhibit 4, significant opposition

The screenshot shows a Facebook post interface. At the top, there is a filter set to 'All' and a row of reaction counts: 27 likes, 5 sad face emojis, 3 hearts, 3 angry face emojis, and 1 wow face emoji. Below this is a list of seven users, each with a profile picture, name, and interaction button:

- Steve Arensberg**: Follow button
- Barbara Fallon**: Add friend button
- Greg Gillmeister**: Add friend button
- Donna Rondinone Bartlett**: Add friend button (1 mutual friend)
- Lilliam Socorro**: Add friend button (3 mutual friends)
- Patricia Lehman**: Confirm Friend Request button
- Ellen Moore**: Add friend button (5 mutual friends)

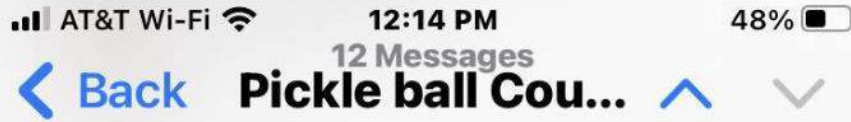


Julia Lentz

April 27, 2022 · 🌐



We Like pickle ball too, but a group of this size needs a public park to accommodate their needs. Please read my recommendations to the POA board 🙏!



Dear POA Board Members, My husband Jay Lentz and I bought a seaside residence in a private gated community called Ocean Village. We never imagined that it could be opened to the public.

We are asking the board to please maintain the amenities and the pristine environment that we expected and have become accustomed to.

Eight pickle ball court gatherings belong in a public park,

not in a private village in a greenspace by the sea. This vision is still unimaginable to

me! The nearby Jaycee Public Park is the answer to meeting the needs of this rapidly growing sport. The City of Fort Pierce has already acknowledged this need and has plans to expand the number of courts and the public space to continue to expand. They have public parking, public restrooms, public picnic tables and plenty of public space to socialize before, during and after the games. **PROBLEM**

**SOLVED** (with no costs for the property owners of Ocean Village).

Sincerely, Julia

👍❤️ Marlynn Orlando, RosaMar Coello Coffey and 30 others

44 comments



Quasi Judicial Hearing exhibit 4, significant opposition



**Dianne Dolan-Linde**

February 5, 2023 · 🌍



THE FUTURE OF OV IS AT RISK!

We've been going to OV since 1987 and love it. It's very hard to follow all the posts & everything that is going on when you are not there full time.

We are making an effort to read everything & get involved for the sake of this beautiful community. I signed the petition without being informed of the final Albrecht report. Now that I have read the flood report I don't think any additional building should be done. If you agree please email the board now. We are short 6 acres of green space to store water in order to mitigate our flooding. We should not build on the north field, it is needed to store water, and we save \$400,000 that can be used for the pool and flood mitigation.

I raised my kids going on vacations there & now we go with our kids & grandchildren. I play pickleball 5 days a week so I completely get the love of the sport. I also know that it is loud and if it is to continue in OV without aggravating our neighbors low noise equipment needs to be required. Personally I would have no problem going to Jaycee park to play in the round robins there.

## Quasi Judicial Hearing exhibit 4, significant opposition



Melissa Greene

February 19, 2023 · 🌐



Ocean Village is soon to celebrate 50 years as a wonderful ocean front condominium community. OV is unique and there are few other communities like OV in the entire state of Florida. I am 100% certain there are no other beach front communities comparable to OV, south of Melbourne, with condos selling in the same price range as condos in OV. There is some less expensive real estate in northern Florida where it is often cold. I live on the west coast of Florida and there is one community similar to OV on Tampa Bay (not the gulf, so no beach at all) and condos are double if not triple the cost of similar condos in OV. I feel confident saying this is likely true up and down both coasts of the state. I say this to reiterate how incredibly fortunate we are to have kept our community a secret for so long while prices have soared around us and provided MUCH less for the money- often a building sitting in the middle of a parking lot with a pool and two tennis courts. OV was built as an owner condo community, not as a resort or rental community. Simply stating that what is currently happening in OV is sad and disheartening is a drastic understatement. The vitriol, misinformation, bullying, and anger is something I could NEVER have imagined would have been an acceptable, and often encouraged, part of the culture of this community. Over months and months of reading literally thousands of comments about the board, pickle ball, tennis and the pool I realize a majority of the inappropriate or ugly comments come from a handful of people, but nevertheless it is staining and changing our community-perhaps beyond repair. DEVASTATING!!

OV is a small, narrow piece of land that was never intended to be a tennis community or golf community or a pickle ball community. It was built as a beach community with a handful of VARIOUS amenities for ALL to enjoy. I understand pickle ball is more popular than tennis in many places. That doesn't mean OV has the space to accommodate the trend and the number of people playing pickle ball. I also understand the concerns expressed about things being promised/planned and not delivered. But, subsequently, studies have been done and show that not only is the noise level from pickle ball an issue but that adding more pavement to OV is just a BAD idea. Each year there are hundreds of posts about the flooding in OV.

I believe our volunteers do the best they can do and know how to do under very stressful circumstances. They are volunteers from various professional backgrounds and I do not doubt for one minute that they all love Ocean Village and want to see our community exist at its best long into the future. They are not likely hurricane experts, pool experts, building engineers, sound engineers, etc. Being a board member likely involves MUCH on the job training and education about many issues and I am sure it is MUCH more difficult than anyone imagines and I am certain anyone joining the board would face a similar learning curve on issues. Could they improve? Sure. We all can. Perhaps they need to "listen" more or be more approachable when presented ideas. However, I do not believe they act recklessly or have their own personal interests and agendas at the heart of their decisions. It is a thankless volunteer job. Those handful of critics who are tearing apart our community need to step up and run for office. It is always so easy to armchair quarterback.

Quasi Judicial Hearing exhibit 4, significant opposition

**Lara's Post**

8w Like Reply 8

Allen Reinwasser replied · 11 Replies

**Kirsten Erving**  
I love the green space! I can't understand anyone who would want to see it not used as a natural area of some sort. 9

8w Like Reply

Jessica Thorrez replied · 1 Reply

**Bradford O'Brien**  
I'm with yah let's keep fighting to preserve it. 10

8w Like Reply

**Meg Wilson**  
Its about the demand for pickleball.

8w Like Reply

Cecilia Dutcher replied · 5 Replies

**Paul Desborough**  
The land your condo is sitting on was once a natural habitat as well. It is hard to draw the line once your start to develop a property.

8w Like Reply

Judy Stein replied · 5 Replies

**Jeanne Concannon**  
The same reason they destroyed the green space in back of the new community Center and put in a tennis court.

8w Like Reply 5

Judy Terry Uline replied · 2 Replies

**Kristina O'Brien**  
Because they label US as the problem and try to make us seem like we are the minority.

Write a comment...

On Monday, April 25, 2022, 12:51 AM, [dizzy714@aol.com](mailto:dizzy714@aol.com)  
<[dizzy714@aol.com](mailto:dizzy714@aol.com)> wrote:

I am an owner in Capstan 100 and opposed to having our green space taken away and converted to a Pickleball / tennis courts. I Propose that all existing courts be repaired with our assessment money and be divided into Pickleball, tennis, etc .

Come on make everyone "Happy" and do the right thing so we can all enjoy our beautiful piece of paradise here in OV.

I am not in favor of paving over our north field for Pickleball or anything else it's the last beautiful Green space left in OV and I along with my neighbors will be directly effected.

When I want to play golf I go outside of OV to play and no problem...so why can't others do the same Jaycee Park is less than mile away!

Cecilia Dutcher

[Sent from the all new AOL app for iOS](#)

On 25 Apr 2022, at 08:31, Victor Herrera <[vherrera@gmail.com](mailto:vherrera@gmail.com)> wrote:

Good morning. Please note that I am in opposition to build 120x120 fields for pickleball. I support the new clubhouse, but the courts are unnecessary and will have a negative impact on the community. There is plenty of factual information demonstrating why these courts are not necessary and opposed to by many of the owners. We purchased our unit last year and none of this information was shared, not even the clubhouse assessment; still I understand importance of the clubhouse.

These courts should be scrapped; let's proceed with the clubhouse and develop a plan for future improvements that are in the best interest of our overall community.

Thank you.

Victor H. Herrera, PE  
Guita Herrera  
Capstan 312

This planned project will disrupt the peace and serenity of 34 homes negatively affecting health and wellbeing of residents. Testimony from around the country has documented that the high pitch, constant pickleball "pops" impacts health and wellbeing of residents. The proposed courts would generate approximately 96,000 "pops" per 8 hour playing day. (for example <https://www.youtube.com/watch?v=wR9s789KR6I> in particular from 44:00 minutes onward)

## Quasi Judicial Hearing exhibit 4, significant opposition

### ChatGPT

The number of "pops" per pickleball court in one minute and over an 8-hour period would depend on various factors, including the skill level of the players, the pace of the game, and the duration of each point. However, I can provide a rough estimate based on typical gameplay.

#### 1. Pops per Pickleball Court in One Minute:

- On average, a pickleball rally lasts around 10 to 20 seconds, depending on the skill level and style of play.
- During a rally, players may hit the ball multiple times, resulting in several "pops" or hits.
- Let's assume an average of 10 "pops" per rally for simplicity.

Therefore, if we assume an average rally duration of 15 seconds, and each rally results in approximately 10 "pops," the estimated number of "pops" per pickleball court in one minute would be:

$$\frac{60 \text{ seconds}}{15 \text{ seconds/rally}} \times 10 \text{ pops/rally} = 40 \text{ pops/minute}$$

#### 2. Total Pops for 5 Courts Over 8 Hours:

- Assuming continuous play for 8 hours (480 minutes), the total number of "pops" for one court would be:

$$40 \text{ pops/minute} \times 480 \text{ minutes} = 19,200 \text{ pops}$$

- Since there are 5 courts, the total number of "pops" for all 5 courts over 8 hours would be:

$$19,200 \text{ pops/court} \times 5 \text{ courts} = 96,000 \text{ pops}$$

Again, these are rough estimates, and actual numbers may vary based on factors such as game intensity, player skill levels, and breaks between games. Additionally, this calculation assumes continuous play for the entire duration, which may not be the case in practice.

NOTE: this list has been compiled by Trudi Schifter, former POA board member and Owner at Ocean Village unit 8164. She attests that the owners on this list have voiced their opposition to building Pickleball courts on the North field. Validations include written and public statements made at Ocean Village Board meetings, email communications, personal messages or social media posts. Those listed have not all been reached to inform them that their names are included on this list or given their explicit approval. There are several hundred owners who signed the petition that Ms Schifter created in 2021, the primary purpose of which was to keep the north field green and not to build any racquet courts there.

## Loss of income & property value – EXHIBIT 4a



**Allen Reinwasser**

Inbox - Aquaspe 16:33

Pickleball vs real estate value at Ocean Village

To: Trudi Schifter

---

As a Realtor with 4 years experience and living full time in Ocean Village, I have studied the prices here every day. When on a listing appointment, other than the normal furnishings and level of updates, clients look for that certain homelike feel and serenity of where they are to live, or in most cases here, vacation. In this regard, given the same exact unit, same furnishings and level of modernness, the other large contributor to value is the view outside their property. There is always more value to an ocean view and the sound of an ocean over pavement. Buyers always prefer water and green space over courts, roads, railroad tracks, etc. This translates to value. As they always say, location, location, location. In my professional opinion, valuing the same property next to a pond or even a golf fairway is worth upwards of 10%-20% more than one next to tennis courts, a roadway and even more when there is an incessant noise issue, such as inherent to pickleball.

Any property owners near proposed pickleball sites will be at imminent risk to a significant property value loss. Those with a direct view are at most risk and include and more so for those within any distance where the crowd noise and paddle popping noise is within earshot with their windows open. No one should have to keep their windows shut to try and hide from a nuisance sound.

Regards!

Allen Reinwasser

REALTOR®

248-568-6899

Real Estate of Florida

<https://www.zillow.com/profile/allensellsyourhome>

---

## Feedback Received for

**2400 S Ocean Drive Unit# 126** Fort Pierce, FL 34949

\$495,000 | ACTIVE | ID# RX-10899983

1. Is your client interested in this listing?

**Somewhat**

2. Please rate your overall experience at this showing.

3. Your (and your client's) opinion of the price:

4. Please rate this listing (5=Best; 1=Worst):

5. COMMENTS / RECOMMENDATIONS:

**The buyer's were worried the unit is close to where they are talking about putting the courts. The unit showed well.**

 **Publish to Seller**

 **Manage Feedback**



**Allen Reinwasser**

December 12, 2023 · 🌐



For anyone thinking buyers want pickleball...just got this response from an agent looking at my Capstan listing. This is the second buyer that has said this. Is the board going to pay for loss of value for units near these courts?

12:38 PM

2 Unread Messages

Pickle ball has her looking at units a bit further away.

[View insights](#)

112 post reach >



9

51 comments

 Like

 Comment

 Send


BELOW From Cecilia Dutcher Capstan 112

 dizzy714@aol.com

Re: North Field Pickle-ball and Tennis 


From dizzy714@aol.com

To ovbetsy@aol.com & 3 more

Today at 3:01 PM 

It has started...I just received these messages from possible renters on how they feel about renting in 2024. The devaluation of my property has begun, no one wants to hear the loud banging of balls especially myself and neighbors in Capstan. Considering that North Field and polluting that area is not a right. Whether the issue is secondhand smoke, elevated, mercury levels, or ground level Ozone, the strategy should be to protect the environment and our health and well-being of our good neighbors here in OV. Noise complaints result in Ugly Neighborhood drama which we have had plenty of lately. Yes we need sports ,yes sports are healthy but you need to consider your surrounding neighbors and find a more suitable place. Thank you

9:05 AM

 **Good Morning! After serious consideration, we are going to decline your offer. Just not comfortable with renting your unit with the possibility of pickle-ball or tennis courts going up next to the new Club House. Sorry.**

FEB 26, 2023, 9:35 AM

This is what I received today, looks like some people are already seeing our property as being devalued because of PB 😡

9:05 AM

Good Morning! After serious consideration, we are going to decline your offer. Just not comfortable with renting your unit with the possibility of pickle-ball or tennis courts going up next to the new Club House. Sorry.

FEB 26, 2023, 10:09 AM

10:07 AM

Will keep your unit in mind in the future if they should decide not to build any tennis or pickle-ball courts. It's very nice!

Great thanks!

Delivered



Darrell Watson

November 21, 2023 · 🌐

Bitter sweet day **sold my place today** really enjoyed it there before the assessment started out pricing the average person and **all the fighting over pickle ball** tennis and clubhouse. I know we needed some upgrades but right now I feel is not the time to spend on want things when prices are so high good luck to all

[View insights](#)

619 post reach >

👍👍👍 You, Allen Reinwasser and 25 others

65 comments

😞 Sad

💬 Comment

📧 Send



**Laurie Abbate Ryan**

August 12, 2023 · 🌐



My condo isn't selling because people do not want to live near these courts.

The pool debacle is another major concern.



**Del Fordson** ▶ Pickleball Sound Mitigation

August 6, 2023 · 🌐

ARIZONA RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

Here is the form used by realtors in Arizona to satisfy the Arizona statute and caselaw that requires disclosing material facts to a buyer .

If you go to page 5, lines, 201–204 you see the boxes that you check to disclose neighborhood noise and nuisances .

Given all the national publicity about Pickleball Noise and the number of lawsuits it would seem rather risky to fail to check these boxes.

<https://www.aaronline.com/.../Residential-Sellers...>

[View insights](#)

515 post reach >



You, Cecilia Dutcher and 7 others

16 comments



Sad



Comment



Send

6:29

🔔 📶 4G LTE 📶 55% 🔋



### Feedback Received for

2400 S Ocean Drive Unit# 122 Fort Pierce, FL 34949

\$395,000 | ACTIVE | ID# RX-10952264

1. Is your client interested in this listing?

Maybe

2. Please rate your overall experience at this showing.

Good

3. Your (and your client's) opinion of the price:

Just right

4. Please rate this listing (5=Best; 1=Worst):

4

5. COMMENTS / RECOMMENDATIONS:

Buyers were interested but are concerned about the proposed pickleball site obstructing their view and possible noise from courts.

Publish to Seller

Manage Feedback

[Appointment Details](#) | [Additional Listing Details](#)



Showing  
Sat, January 27, 2024  
3:30 PM - 4:00 PM

### Buyer's Agent Details


Allen Reinwasser  
Real Estate of Florida  
(248) 568-6899  
(772) 600-7400 (Office Main Line)  
allensellsyourhome@gmail.com

### Listing Contacts





**Lara's Post** ✕

---


 **Judy Terry Uline**  
It was meant to be left the way it is now. It is a breathtaking view. It should be against condo rules to change it for ugly courts. There goes the value of our property. Stupid is as stupid does. 👍


8w Like Reply

↳  Lenise Howard replied · 3 Replies


 **Donna Rondinone Bartlett**  
So sad

8w Like Reply


↳  Kristina O'Brien replied · 3 Replies

 **Lavelle Caroline**  
I actually think the environmentalists would want to stop this! I'm sure there us species if bird that needs protecting. I watch them on the Nort lawn all the time! 👍 3


8w Like Reply


 **Jessica Thorrez**  
Can we have a eco friendly plan here? 👍 3

8w Like Reply


 **Judy Terry Uline**  
Makes me 🤔 👍


8w Like Reply

↳  Cecilia Dutcher replied · 1 Reply

 **Linda Stasiak**  
Fight fight fight. Explain that they are basically robbing you of a lot of money.  
Go to the town the zoning board of Port St. Lucie , file a complaint.  
There has to be an attorney for  
Florida association for protection Of condo associations. ?Home owners

8w Like Reply

 Write a comment... ➤



## **Exhibit 3 Noise Mitigation**

The sound study recommendations to mitigate noise include the requirement for 14 feet fences with acoustic barriers and the use of low noise equipment. The submitted plan includes only 12 feet fencing.

The plan as submitted to the city also requires the use of low noise equipment. The pickleball committee and players have stated numerous times in board meetings on the topic that they do not want to, and can not enforce the use of low noise equipment. Some written examples are included in this exhibit.

See excerpt from page 13 of this study below.

### **Conclusions:**

Unless sound mitigation is employed, sound levels will exceed the ANSI recommendations and the recommendations of PSM LLC even if quieter gear is employed. It is necessary to add sound barriers to bring the noise levels down to about the background noise level.

### **Recommendations:**

PSM LLC recommends that Ocean Village Install 14 ft high mass-loaded vinyl barriers along the north and west sides of the proposed courts along the north and a 12 ft high absorbing barrier along the south side and enforce the use of quieter paddles. These steps will reduce frequent pickleball sound levels to or below 50 dBA outside of local residences at all floors of the buildings.

We recommend the diagonal corners sections for the fencing in three locations, which will enhance fence strength and reduce sound reflections.

The sound barriers along the north and west fence should not have gates or any openings that would permit sound to pass unobstructed. The fences do not need to have chain link material above the 10 ft height, if that assists in building the fencing. The south fence shields the building from pickleball sound and it avoids reflecting sound to the north because of its absorbing characteristics but it can have one or two gates for entry into the playing area.

## Quasi Judicial Hearing Exhibit 3 Noise mitigation

Leslie Olson, AICP  
District Planning Group  
130 South Indian River Drive, Suite 202  
Fort Pierce, FL 34950

Project#: 23-07000026

**Subject: Ocean Village Pickleball Courts - Major Site Plan - Parcel ID: 2507-321-0001-000-5 --  
Technical Review Committee Comments for December 21, 2023 TRC Meeting**

### City of Fort Pierce Planning Department

1. A certified letter of completion by a landscape architect, cost estimate, and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.
2. Prior to the issuance of any site clearing permits, the applicant shall provide a Tree Mitigation Survey with calculations and coordinate with the City of Ft. Pierce Arborist for the required mitigation of the City regulated trees proposed to be removed as a result of this site's development/construction activity.
3. Per City Code Section 26-40; Limit hours of operation for the Pickleball Courts to Monday through Saturday 7am-11pm, and Sunday 7am-1pm.
4. Adhere to the recommendations of the Pickleball Sound Analysis Report completed by PSM LLC for Pickleball Sound Mitigation prior to issuance of Final Certificate of Occupancy.
5. Adhere to the following Sound Mitigation recommendations:
  - Install 14 ft high mass-loaded vinyl barriers along the west side of the proposed courts, 15 ft along the north and a 12 ft high absorbing barrier along the south side and **enforce** the use of quieter paddles. **These steps will reduce frequent pickleball sound levels to or below 50 dBA outside of local residences on all floors of the buildings.**
  - Diagonal corners for the fencing in three locations, **which will enhance fence strength and reduce sound reflections.**
  - The sound barriers along the north and west fence should not have gates or any openings that would permit sound to pass unobstructed. **The fences do not need to have chain link material above the 10 ft height, if that assists in building the fencing. The south fence shields the building from pickleball sound, and it avoids reflecting sound to the north because of its absorbing characteristics but it can have one or two gates for entry into the playing area.**
  - The use of paddles and tournament approved paddles that meet the requirements of PSM LLC Pickleball Sound Mitigation firm's latest Blue List of Recommended Paddles listed below:

## Quasi Judicial Hearing Exhibit 3 Noise mitigation



**Henrietta Majeski**

📁 tennis & pickleball 19 February 2023 at 16:26

Re: Ocean Village Impressions 2022

To: Trudi Schifter



Thank you for a quick response! I understand 2 courts would not satisfy the PB players and I agree it's aggravating they are not willing to use noise reduction equipment. It's very short sighted of them especially when so many PB court conversion areas are demanding its use. I also think they should rethink the whole RR SYSTEM because it gives no abatement from the noise for the people living there. A reservation system instead of RR would also help at the Birdcage courts. Having said that 2 courts are better than zero courts for the less fanatical players.

One other general thought regarding all amenities at OV. Why can't we allow owners first choice on reservations? Seems to me blocking off a percentage of the reservations for owners would help all of us. Example 50% of the most popular times is reserved for owners 1 day before it opens for all! It would help all of us. If it's a bylaw problem, I say change it!

Also PLEASE build the new updated plan for the main pool!! When I rented here there were 2 amenities that stood out as outdated; the Club House and the pool. The old pool reminded me of a city pool - please put in an updated pool!!

Regards  
Henny Majeski



**Dave Strothmann**

📁 tennis & pickleball 6 February 2023 at 12:56

Re: Fiscal responsibility

To: Trudi Schifter, Cc: Betsy Murray, Chris Savino & 4 more



[Details](#)

As far as unapproved quiet gear goes, how much tennis would anyone play here if you were told that you can only use 1 brand of illegal tennis racquets on our courts? How much golf would folks play if they were told you can only use illegal balls or clubs? How would such rules be enforced when close to half our residents are transient renters that bring their own gear?

## Quasi Judicial Hearing Exhibit 3 Noise mitigation



**Dave Strothmann**

📧 tennis & pickleball 14 February 2024 at 15:28

Re: Order #3538 confirmed- Owl limits you to 4 paddles per order

To: Trudi Schifter, Cc: Steve DeBack, R\_A Gillis, Betsy Murray, Michele Harris & 5 more

[Details](#)

I don't think it's that simple. There are a lot of issues with opening pickleball courts at Cat II. We'd have to ask the nearby residents and players their thoughts on the matter.. Remember Cat 2 complaints were not only sound, but also included the number of players trespassing on their property and the lack of available parking. Their property line is literally a few feet from the courts.

Players complained about a total lack of restrooms in that area.

We'd need to resurface and convert the existing courts and replace the fence, so your proposal is not without substantial cost. We'd have to do yet another sound study to ensure compliance with the noise ordinance. We'd also be remiss if we didn't get input from the actual player community to see if they feel about such severe paddle restrictions as opposed to using normal pickleball gear. I also believe we get much more value for the community from having courts that allow normal pickleball gear to be used which is what I'm sure the owners and renters that play would strongly prefer.

Furthermore, we have discussed the possibility of converting a couple of the courts in that flood-prone location to an eco swale or retention pond at some point in the future. I still believe that has merit because of the proximity that location has to the flooding on Windward Drive.

The last time the board waffled on this, it cost us \$41,000 in money wasted by changing plans mid-stream. I will not support further wasting money for no benefit.

We have a solid plan to build the courts in total compliance with the noise ordinance in the north field, within our budget as promised to the owners, and we should continue to move forward.

Dave

Dave Strothmann

Director, Ocean Village POA

303-819-1079

<https://www.oceanvillage.com/>





## Pickleball Sound Analysis Final Report

For

Ocean Village POA, Fort Pierce, FL

December 8, 2023

Robery M Unetich

### Executive Summary:

PSM LLC has studied the proposed pickleball court site plans for Ocean Village. We have considered a number of sound barrier designs and other pickleball sound mitigation methods to minimize the likely impact of pickleball sound at homes close to this site. Our recommendation is that these courts should have a minimum of **fourteen ft. high mass-loaded-vinyl (mlv) barriers along the north and the west court fences and 12 ft high sound absorbing barriers along the south fence** (to minimize reflected sound traveling to the north) and a 12 ft. wide barrier on the north-east side corner. It is not necessary to have chain link mesh reach above the 10 ft height and 10 or 12 ft chain link is generally available as are long heavy duty pipes for barrier support.

In addition, we recommend the use of paddles and tournament approved paddles that meet the requirements of our firm's latest Blue List of Recommended Paddles and the newly released requirements of USA Pickleball **Noise Reduced** tournament approved paddles.

We also recommend that ½ inch thick polyethylene, Nomex or aluminum core and fiberglass, graphite or composite face paddles not be permitted on these courts, since those models tend to be loud and to have a pitch above 1,000 Hz. This includes paddle models such as the Onix Z5, the Engage Encore, the Pro-lite Champion and the Paddletek Element and other models.

*If these recommendations are adopted, we believe that sound levels at all nearby homes, including condos to the north, will be below 50 dBA for the vast majority of all hits and that other player sounds will also be attenuated to near or below background noise levels.*

To be effective, the barrier materials must be of sufficient weight and properly sized and installed. We recommend that the mlv weigh at least ½ pound per square ft. We will provide additional guidance about sizing and mounting these recommended barriers. We are confident that if all of these steps are taken, pickleball sound at this site will be within the requirements stated above.

We also have a set of suggestions about the fence design, such as installing diagonal corners to strengthen the fence.

**Report Summary:** This report is a follow-on report to the report delivered to Ocean Village on March 25 of 2022 and of a draft report delivered to Ocean Village on November 13 of this year.. Therefore, it does not provide the usual description of pickleball sound and how we measure it. The report does, however, predict pickleball sound levels with and without specific combinations of sound barrier designs.

It also adds updated information about quieter pickleball equipment, a topic that is evolving rapidly because of the increase in attention pickleball sound is receiving nationwide. A benefit of this evolution is that the sound levels of many of the new paddles entering the market are lower and this trend can be expected to continue.

In addition, this report includes on site noise data taken by a PSM LLC engineer on the morning of November 10, 2023 and the afternoon of November 21, 2023, where background noise was measured and recorded at six locations in order to qualify the typical average background noise level in the vicinity of the planned courts. The original report measured an average noise level of 48 dBA but the new noise appendix is a more comprehensive analysis of noise levels at this location and it deduces from the data that the average noise level for the two visits this year was 47.4 dBA. The complete site visit report is included as Appendix A

The design of the barriers recommended includes a consideration of noise ordinances, ANSI recommendations and the field experience of PSM LLC. The predictions of sound levels are experience based. The software used for analysis of barrier designs, **Noise Tools**, does a calculation of diffraction losses, reflected sound path echos and the insertion loss of barrier materials.

The initial drawing below is a site plan superimposed on a Google Earth satellite view. Local photos taken by PSM staff enable us to consider the heights and elevations of the building surrounding the proposed pickleball site. The software is using satellite photos obtained from Google Earth and elevation information of roof heights to predict sound levels resulting from a sound source placed to simulate players on the courts.

**The Sections that follow include:**

1. A Site Description
2. A review of local noise ordinances and the ANSI Recommendations
3. A plot of predicted sound levels with no barriers and with ordinary pickleball paddles
4. A plot of predicted sound levels with no barriers and with quieter paddles meeting the requirements of the PSM LLC Blue List and USA or better, which is attached as an Appendix
5. Several plots of predicted sound levels with different height barriers on four sides of the courts
6. Our Conclusions and Recommendations
7. The Blue List of Recommended Paddles
8. Appendix A: A Report on Background Noise Levels



## Adding Barriers and Quieter Paddles

While pickleball sound levels can reach 70 dBA at 100 feet from players over a hard surface, a barrier will reduce the ground reflection component by 3 dB and because of the inverse square law of energy distribution, levels will decrease by 6 dB when the distance doubles

Tests show that the enforced use of **tournament approved quieter paddles**, will reduce sound levels by 4 decibels. Using these factors we can calculate the predicted levels at the nearby homes with no barriers in place in the following plot



If we add barriers to three sides we will both attenuate the main path levels and attenuate the reflected path sounds. This next design plot adds three 12 ft high (3.7 meter) barrier sections along the north and west fences and a 12 ft high sound absorbing barrier along the south fence:





**These levels are at the identified goal of 50 dBA or lower but it requires the enforced use of a ball such as the Onix Fuse.**

**Many pickleball players strongly prefer using the more popular tournament approved balls, the Franklin-X or Dura Fast 40. Rather than add a difficult to enforcement requirement on all players, we modeled the idea of increasing barrier heights and using the Franklin-X ball in the next soundscape plot.**

**We also added a 12 ft high by 12 ft. length of barrier covered fence in the north-east corner to reduce sound diffraction around that corner. It is called barrier # 5 in the plot.**

This alternative design retains the use of the Franklin-X ball and it raises the barrier heights to 14 ft in two directions, west and north. We then obtained this plot:



The 14 ft high barrier does not need to be fully covered by chain link mesh. Heavy duty support posts, which are readily available, can support a 14 ft high pipe frame. We recommend that a structural engineer be involved in the fence design.

The next plots also incorporate two diagonal fence sections in the north-west corners and north-east corners to strengthen the fencing.

Using the color graphics of Noise Tools Software, we see this soundscape in the following plot. This plot uses this color legend below for sound levels in dBA LAFmax metric.



To test that setting, the player is now moved to each court and the new soundscapes are plotted below:

**Court 1 player:**



**Court 2 player:**



**Court 4 player:**



**Court 5 player:**



The above plots include the placements of hitters on all five courts and the predicted sound level does not exceed 50 dBA at homes. This combination of barriers includes 14 ft high mlv types on the north and west and a 12 ft high absorbing type along a portion of the south fencing plus a short section of mlv along the north east corner plus the use of quieter but tournament approved paddles and the most common tournament balls.

Sound levels are now below the target level of 50 dBA at all homes including on all floors. A 15 ft high barrier could be considered as an option.

The next plot assumes that the north barrier height is increased to 15 ft above the court surface. While this remains an option, the plot illustrates that the added reduction is modest.



If Ocean Village selects a fencing company that can install a fence of these varying heights, with the diagonal corners recommended and with sufficient wind loading capability, PSM LLC recommends the 14 ft high fence design be implemented.

## **Fort Pierce Noise Ordinances:**

Noise is limited in ARTICLE II of the Fort Pierce Code of Ordinances. The followings sections, shown in italics, define the noise limits:

### **Sec. 26-37. - Purpose.**

- a) *Excessive, unnecessary or unusually loud **noise** is a detriment to the public health, comfort, convenience, safety, welfare and prosperity of city residents.*
- (b)
- b) *It is in the public interest that the regulations contained in this article be adopted as public policy to promote the public health, comfort, safety, welfare and repose of the city and its inhabitants.*

### **Sec. 26-38. - Terminology, standards, and definitions.**

#### *a) Definitions*

*b) **Classification of use occupancy.** For purposes of defining the use occupancy, all premises containing habitually occupied sleeping quarters shall be considered residential use. All premises containing transient commercial sleeping quarters shall be considered commercial use. All premises containing businesses where sales, professional or other commercial uses are legally permitted shall be considered commercial use. All premises where manufacturing is legally permitted shall be considered industrial use. In cases of multiple use, the more restrictive use category shall prevail. Hospitals, nursing homes, schools, libraries, churches and all institutional uses shall be considered residential uses. Any area not otherwise classified shall conform to commercial standards.*

(c)

- c) *Maximum permissible sound levels by use occupancy. It shall be unlawful to project a sound or **noise**, from one property into another property within the boundary of the use occupancy, which exceeds either the limiting **noise** spectra set forth in Table I below or exceeds the ambient **noise** level by more than three decibels when measured as specified under the **noise** enforcement practices as adopted by the city commission by ordinance.*

(1)

*Sound or **noise** projecting from one use occupancy into another use occupancy with a different **noise** level limit shall not exceed the limits of the use occupancy into which the **noise** is projected.*

(2)

*The limits hereinabove referred to shall be in accordance with Table 1 in [section 26-40](#).*

### **Sec. 26-40. - Sound level limitations.**

*No person shall cause, suffer, allow, or permit the operation of any sound source in such a manner as to create a sound level that exceeds the sound level limits set forth in Table 1 when measured from the real property line of the nearest receiving property, using the slow response setting unless otherwise noted. Such a sound source would constitute a **noise** disturbance.*

**Table 1. Sound Level Limits by Receiving Property**

<i>Receiving Property Category</i>	<i>Time</i>	<i>Sound Level Limit (dBA)</i>	<i>Sound Level Limit (dBC)</i>	<i>Sound Level Limit (dBZ)</i>
Residential	Monday through Saturday, 7:00 a.m.—11:00 p.m.	60	60	60
Residential	Sunday, 7:00 a.m.—1:00 p.m.	See subsection (1) of this section.	See subsection (1) of this section.	See subsection (1) of this section.
Residential	Sunday through Saturday, 11:00 p.m.—7:00 a.m.	See subsection (1) of this section.	See subsection (1) of this section.	See subsection (1) of this section.
Commercial	At all times	65	65	65
Industrial	At all times	70	70	70

(1) *It shall be unlawful for any person to make, continue or cause to be made or continued within that portion of the city which has been designated as a residential or mixed use area of the city, between the hours of 11:00 p.m. and 7:00 a.m. of each day, and on Sunday from 7:00 a.m. to 1:00 p.m. any unreasonably loud, excessive, unnecessary, or unusual noise in such manner that noise produced, or the vibration made, by the same would be obvious, or cause discomfort and annoyance to an ordinary, reasonable prudent person at a distance greater than 50 feet from the real property line of the nearest receiving property. A sound level meter or sound level reading shall not be necessary for the enforcement of this subsection.*

*2) If the noise is an impulsive sound, the fast response setting shall be used and the daytime (7:00 a.m. to 11:00 p.m.) limits of Table 1 shall be increased by ten dBA, dBC, or dBZ.*

## **Analysis of the Ordinances:**

*We defer to others the meaning of b) **Classification of use occupancy**. Maximum permissible sound levels “**by use occupancy**”, which limits sound levels to within 3 decibels of background noise levels. While “**Use Occupancy**” may be a legal term, it is, in our view, not well defined in Article II of this code. In addition, this definition of background noise:*

We have calculated an **Average Background Noise level** based upon our measurements.

**The Sound Level Limits in Table 1 adjustment when impulse noise is being measured:**

**Table 1 of the ordinance establishes 60 dBA as the normal sound level limit except for impulse noise, which, according to Section 26-40 2), has a limit of 70 dBA as measured in the fast mode with a sound level meter. This is the ANSI defined mode our sound level predictions and measurements employ.**

***The above teaches us that the actual impulse noise level limit in Fort Pierce is 70 dBA.***

## **Conclusions:**

Unless sound mitigation is employed, sound levels will exceed the ANSI recommendations and the recommendations of PSM LLC even if quieter gear is employed. It is necessary to add sound barriers to bring the noise levels down to about the background noise level.

## **Recommendations:**

PSM LLC recommends that Ocean Village Install 14 ft high mass-loaded vinyl barriers along the north and west sides of the proposed courts along the north and a 12 ft high absorbing barrier along the south side and enforce the use of quieter paddles. These steps will reduce frequent pickleball sound levels to or below 50 dBA outside of local residences at all floors of the buildings.

We recommend the diagonal corners sections for the fencing in three locations, which will enhance fence strength and reduce sound reflections.

The sound barriers along the north and west fence should not have gates or any openings that would permit sound to pass unobstructed. The fences do not need to have chain link material above the 10 ft height, if that assists in building the fencing. The south fence shields the building from pickleball sound and it avoids reflecting sound to the north because of its absorbing characteristics but it can have one or two gates for entry into the playing area.

*PSM LLC is available to recommend vendors and mounting methods for these barriers. Ocean Village will need to develop a hurricane plan to protect the sound barriers and buildings as much as practical during hurricane conditions.*

**Suggestions:**

***Diagonal fence corners with triangular piping to change elevations are suggested to strengthen the fence . Tall hedges may be added to improve the appearance of the sound barriers.***

***We suggest waterproof baseboards along the bottom of the fences for attachment to the sound barriers and to keep the sound barriers from absorbing water or preventing water drainage from the court.***

***We suggest break away tie wraps or bungy cords along the top of the sound barriers to increase the ability to survive high wind conditions and to facilitate quick removal and reinstallation.***

***PSM LLC is available to assist in obtaining multiple quotes on sound barrier material.***

*The following pages are the most recent list of quieter paddles published by PSM LLC. A revised list with additional paddles will be released in January of next year.*

# The Pickleball Paddle Blue List

## Quieter Pickleball Paddles

**List updated:** November 23, 2023

**Introduction:** The following paddles have been selected and qualified for 'Blue List' status through a testing procedure that uses a combination of metrics in addition to loudness (sound pressure). This includes measuring the 'pitch' and duration of the sound produced when a pickleball is struck by a paddle.

These metrics were selected after reviewing with players and non-players the characteristics of a typical pickleball hit including input from some who consider impulse sounds of this type to be annoying.

The resulting criteria were established by PSM LLC in 2022 as a means of recommending paddles to communities and pickleball clubs that are attempting to mitigate the sound of pickleball.

**Test Procedure:** PSM LLC is a pickleball acoustics consulting firm. We have built a tall (16 feet) echo free (or anechoic) ball drop chamber for testing pickleballs and paddles. A calibrated microphone is mounted in this chamber and a computer outside the chamber analyzes the microphone output using REW and Audacity software.

**Criteria:** The paddles listed have a sound pressure level (SPL) below that generated by a selected standard ½ inch thick fiberglass faced paddle, currently the Gamma 412 model. In addition, these paddles have their spectral energy density below 900 Hz and a decay time of the primary vibration mode to less than 10% of its initial peak value under 5 milliseconds.

**Using This List:** PSM LLC updates the list as it tests and identifies additional paddles that meet the criteria.

**Updating This List:** To arrange additional paddle or pickleball testing, contact PSM LLC via email at bob@pickleballsound.com.

For an updated version of [The Blue List](#), see the PSM LLC website (pickleballsound.com) as well as the Pickleball Sound Mitigation Facebook group page. [The Pickleball Paddle Blue List](#) is copyright free.

***Paddle Guidance: Tests have shown paddles at least 16 mm thick with carbon fiber surfaces and deemed to be "Control" models by paddle suppliers are generally quieter and have a lower main pitch sound. There are numerous models now on the market that meet this criteria that PSM LLC has not tested so they are not on The Blue List.***

**THE PICKLEBALL PADDLE BLUE LIST**  
**PICKLEBALL SOUND MITIGATION LLC**  
[www.pickleballsound.com](http://www.pickleballsound.com)

*(paddles listed alphabetically by vendor name)*

<b>Paddle Vendor</b>	<b>Paddle Model Name</b>	<b>Notes</b>
CRBN	1 and 1x	
CRBN	2	
Diadem	Vice	1
Diadem	Warrior	
E6	16s	
Electrum	E Pro II	
Focus	Silencer	
Franklin	Pro Series 16 mm	
Gamma	Obsidian 16	
Gearbox	CX11	
Gearbox	CX14	
Gearbox	GX5 and GX6	
Joola	Ben Johns 16 mm	
Joola	Simone Jardim 16 mm	
Joola	Radius	
Master Athletics	Q1	1
One More	Vibe	
One More	Pro Custom	
Owl Sport	Owl	2
Pickleball Rocks	The Dude	
Pickleball Rocks	Pink Widow	
Pro Drive	DRIVE	
Pro Kennex	Pro Speed	
Pro Kennex	Ovation	
Pro Pickleball	Infinity Widebody 16 MM	
Selkirk	Amped Epic	
Selkirk	Vanguard Invikta	
TMPR	Tantrum and TC-16	
Versix	Pro XL	
Wild Monkeys	Grizzly	
Wowly	Surge XL	
Wolfe	Bite	

**Note 1: Not USA Pickleball Approved**

**Note 2: USA Pickleball Approved in the Quiet Category**

## Appendix A

# Background Noise Site Visit Sound Analysis Report

For

Ocean Village, Fort Pierce, FL

November 30, 2023

Robert M Unetich

### Executive Summary:

The PSM LLC November 13 Pickleball Sound Assessment Report relied upon background noise level data from a trip to Ocean Village on March 17, 2022, to establish a baseline background noise level. In that first trip, low wind conditions existed and an average noise level of 48 dBA was recorded along Mainsail Drive.

The early data did not include data from higher elevations or when there was no wind at all or when a strong breeze was present, so PSM LLC requested that we be permitted to collect additional data at the site. An additional purpose of the new site visits was to acquire more accurate building and ground surface elevation information.

Recognizing that sound levels can vary considerably, a trip was made by a PSM LLC engineer on the mornings of November 10th and an afternoon trip was made on November 21 to collect additional sets of field data at a variety of locations including locations previously not studied.

Noise level data from those trips is included in this report. In general, the ambient noise level, measured using a variety of acoustics metrics, confirms that 48 dBA is about the average noise level at residences but it was determined that the ambient noise levels at the six locations tested varied from 46.6 dBA to 50 dBA.

The November 13 Report provided recommendations to install a set of different height mass-loaded-vinyl sound barriers and for Ocean Village to require the use of quieter paddles in order to reduce pickleball sound levels close to or below the average background noise level

*If these recommendations are adopted, we believe that sound levels at all nearby homes including condos to the north, will be below 50 dBA for the vast majority of all hits and that other player sounds will also be attenuated to near or below background noise levels.*

**Field Data:**

This plot illustrates the six locations where noise data was collected, numbered 1 through 6:



	<b>Venue:</b>	Ocean Village, Ft. Pierce, FL				
	<b>Date:</b>	Wednesday, November 01, 2023				
	<b>Microphone:</b>	Dayton Audio UMM-6				
	<b>Microphone</b>	<b>Readings</b>				
<b>Time</b>	<b>Location</b>	<b>LAFmax</b>	<b>LAFmin</b>	<b>LZpeak</b>	<b>LAeq</b>	<b>Comments</b>
8:26 AM	1					In front of admin building
8:21 AM	2					In front of building to the west
8:08 AM	3A					In front of building to the west and a little further north - ground level
8:14 AM	3B					In front of same building as 3A above - 2nd floor balcony
8:01 AM	4					On road north of the courts; quite windy
7:47 AM	5					In front of 3-story condos to the north of the courts
7:41 AM	6					At base of the dune to the northeast of the courts

The November 10 site visit collected photos of buildings and it recorded the noise measurements taken with a calibrated sound level meter. The following page includes the data taken on that trip.



**PSM LLC**  
Pickleball Sound  
Mitigation

**Pickleball Field Test Data** Rev 9

Date: 11/10/2023 Start Time: 7:30 AM End Time: 8:30 AM

Site Name: Ocean Village

City: Ft. Pierce State: FL

1811 Woodlands Circle  
Pittsburgh, PA 15241  
412-780-4575

[pickleballsound.com](http://pickleballsound.com)

[bob@pickleballsound.com](mailto:bob@pickleballsound.com)

Engineer Dereck Prince

Client David Strothmann

Test Gear: REW Software Version: Computer: \_\_\_\_\_

Microphone: Mic Height: Above Surface: 5.0 ft

OR: Sound level Meter: Model Sper Scientific 840018C Calibrated on: 03-NOV-2023

Court Name/Description: \_\_\_\_\_ ASL: \_\_\_\_\_ Number of courts in use: \_\_\_\_\_

Number of players hitting; \_\_\_\_\_ # Men: \_\_\_\_\_ # Balls in Play: \_\_\_\_\_ Ball used Franklin-X or \_\_\_\_\_

Paddle Model Used by Hard Hitter facing microphone: Paddletek Element or \_\_\_\_\_

Receiving Location Addresses: A: \_\_\_\_\_ B: \_\_\_\_\_

C: \_\_\_\_\_ D: \_\_\_\_\_ Wind Speed: 0.0 mph

DATA: Readings are LAS in dBA Readings Taken At approx. 10-second intervals

	<u>Microphone</u>	<u>Location</u>	<u>Relative to</u>	<u>Loud Hitter</u>	<u>Facing Mic</u>	<u>In Feet</u>	
Location	1	2	3	4	5	6	
Conditions	Little wind	Little wind	Little wind	Little wind	Little wind	Little wind	
Distance							
LAFmax							
	1	42.2	44.5	45.0	44.7	42.0	39.2
	2	40.5	44.0	48.0	43.1	42.2	38.3
	3	43.0	44.3	45.6	43.5	42.3	39.0
	4	42.7	43.6	44.0	41.6	42.4	39.9
	5	41.6	45.2	43.7	41.5	41.3	39.3
	6	42.0	43.5	44.7	41.8	43.2	40.1
	7	42.3	44.4	44.3	41.8	44.4	39.5
	8	41.7	47.7	42.7	42.2	43.0	38.5
	9	42.4	47.5	41.9	42.6	41.8	39.4
	10	40.0	44.3	42.1	42.1	42.0	39.6
	11	41.5	45.1	41.9	42.5	44.3	39.7
Data Points							
Median:		42.0	44.4	44.0	42.2	42.3	39.4
Max:		43.0	47.7	48.0	44.7	44.4	40.1
LAFmin:							
LAeq:							

The median sound levels ranged from 39.4 to 44.4 dBA. The air was very calm at 0.0 mph. An additional trip was arranged for an afternoon later in the month and the following page is the data collected on that trip. On this trip, two sets of data were collected with two measurement tools, a Sper Type 2 calibrated sound level meter and a Dayton Audio calibrated microphone connected to a laptop software program that could calculate additional sound metrics. The entire set of data is shown below.



**PSM LLC**  
Pickleball Sound  
Mitigation

**Pickleball Field Test Data** Rev 9

Date: 11/21/2023 Start Time: 6:10 PM End Time: 7:15 PM

Site Name: Ocean Village

City: Ft. Pierce State: FL

1811 Woodlands Circle  
Pittsburgh, PA 15241  
412-780-4575

[pickleballsound.com](http://pickleballsound.com)

[bob@pickleballsound.com](mailto:bob@pickleballsound.com)

Engineer Dereck Prince  
Client David Strothmann

Test Gear: REW Software Version: 5.20.13 Computer: Windows 11

Microphone: UMM-6 Mic Height: Above Surface: 5.0 ft

OR: Sound level Meter: Model Sper Scientific 840018C Calibrated on: 03-NOV-2023

Court Name/Description: \_\_\_\_\_ ASL: \_\_\_\_\_ Number of courts in use: \_\_\_\_\_

Number of players hitting: \_\_\_\_\_ # Men: \_\_\_\_\_ # Balls in Play: \_\_\_\_\_ Ball used Franklin-X or \_\_\_\_\_

Paddle Model Used by Hard Hitter facing microphone: \_\_\_\_\_ Paddletek Element or \_\_\_\_\_

Receiving Location Addresses: A: 100 Mainsall Dr., Fort Pierce, FL B: \_\_\_\_\_

C: \_\_\_\_\_ D: \_\_\_\_\_ Wind Speed: 6.0 mph (avg.)

DATA: Readings are LAS in dBA Readings Taken At approx. 10-second intervals

Microphone	Location	Relative to	Loud Hitter	Facing Mic	in Feet		
Location #	1	2	3	4	5	6	Dune
Conditions	Slightly windy	Slightly windy	Slightly windy	Slightly windy	Slightly windy	Slightly windy	Slightly windy
Distance							
<b>LASmax</b>	<b>58.0</b>	<b>56.6</b>	<b>65.4</b>	<b>61.9</b>	<b>55.9</b>	<b>55.2</b>	<b>61.7</b>
1	58.5	48.3	52.7	51.9	53.6	49.2	57.1
2	50.8	48.1	53.0	48.4	50.4	50.2	59.2
3	52.3	48.0	52.9	52.5	51.4	47.0	55.3
4	53.7	47.5	52.7	50.1	49.6	49.6	55.5
5	52.3	46.7	54.3	50.0	51.0	47.4	56.3
6	52.5	48.3	53.5	51.8	51.4	48.9	57.9
7	49.8	49.3	55.7	53.5	51.3	48.3	56.7
8	51.1	47.7	53.5	51.6	52.4	48.6	56.8
9	49.0	50.3	54.2	52.1	50.2	47.1	61.8
10	50.7	50.6	55.1	53.6	52.0	48.2	54.3
11	50.2	48.3	51.2	54.2	49.5	48.1	59.4
Data Points							
Median:	51.1	48.3	53.5	51.9	51.3	48.3	56.8
Max:	58.5	50.6	55.7	54.2	53.6	50.2	61.8
LASmin:	51.2	49.4	55.5	51.8	51.5	49.7	53.4
LAeq:	55.7	53.0	57.9	56.7	54.2	52.8	58.6

The median values of sound levels measured varied from 48.3 dBA to 55.5 dBA on this afternoon with a light breeze. The next page will average the median numbers and it will do a more complex conversion of dBA levels to actual air pressure levels, which are then averaged before again being converted to dBA readings, to take into account that averaging sound pressure is actually the average of all sound pressures, not the average of logarithm derived representations.

	Location 1 Median	2	3	4	5	6	Top of Dune
Nov 10	42.0	44.4	44.0	44.2	42.3	39.4	
Nov 21	51.1	48.3	53.5	51.9	51.3	48.3	56.8
Simple average	46.6	46.4	48.8	48.1	46.8	43.9	
True Pressure Average in dBA	47.7	46.6	50.0	48.9	47.9	44.9	

If we now take the true average of all 6 pressure and then convert to decibels we get:

**47.4 dBA**

This figure, **47.4 dBA** is the actual average sound level of six locations over two sets of wind conditions. This figure is close to the average noise level of **48 dBA** measured on March 17, 2022.

Considering noise level data collected by PSM LLC at other sites across Florida, this represents a rather typical overall average noise level, indicating that this portion of Ocean Village is not especially noisy at ground level, considering that it is near the shore. The data taken on the dune of 56.8 dBA, which was as much as 8 decibels higher (louder) than the lowest sound level recorded, suggesting that the dunes assist in blocking sound from the east at lower elevations.

The data on the dune also suggests that the background noise level may be higher at higher elevations.

## **Analysis**

We can now relate the background noise levels to the pickleball sound levels predicted in the November 13 report.

## **Conclusion:**

The predicted noise levels at locations 1 through 6 are near or below the background noise levels measured if the recommended sound mitigation is installed.

# OCEAN VILLAGE SURVEY

JANUARY – FEBRUARY

2019



## SECTION 1 – EXECUTIVE SUMMARY

Background: A survey of owners of units within the Ocean Village POA on Hutchinson Island Florida was conducted between 17 January and 15 February 2019. The objectives of the survey included: : Identifying demographic information; identifying expectations of owners; obtaining an estimation of the degree of satisfaction of those expectations; identifying participation of owners in selected activities and facilities; and identifying owners' perceptions/valuations regarding possible future improvements.

### General:

Six hundred seventy-four (674) completed surveys were returned by the 15 February deadline. While some areas were identified as needing additional attention, the survey responses reflected a general satisfaction of owners with Ocean Village. Owners bought units here mostly because of its "warm & friendly people"; location, amenities and its programs and activities. And, as evidenced by the large percentage of use by the children and grandchildren of unit owners, it is family friendly place. Said another way, most owners seem happy to be in Ocean Village and are mostly content with its amenities and activities.

Reflecting the objectives of the survey, this survey report is divided into seven sections, with this Executive Summary being Section 1. The other Sections are summarized below, and the details are in the attachments.

### Specifics:

#### **Section 2 – Demographics:**

The population of Ocean Village consists mostly of: educated (more than 72% with at least a college degree); retired (75.5%); older (70% between ages 61 & 80); living with a spouse or partner(80.1%); having been coming to Ocean Village for many years (60% more than 10 years); and for the most part are part time residents (less than 34% live in St. Lucie County Florida, where Ocean Village is located).

More than 57% of respondents reported that they purchased their unit after 2009, with 30% reporting that they purchased in the last 5 years and 5.5% reported that they purchased less than a year ago. However, this population of recent purchasers have a longer association with Ocean Village with 34% reporting that they had previously rented in Ocean Village; 19% reporting visiting their parents here and 19% visited friend here before purchasing.

While, only 7.8% of the respondents said that they purchased their unit to rent, 18% report that they rent – mostly in the winter – with the majority renting for more than one month. This number of renters is also reflected in monthly occupancy/use by owners where the highest reported owner occupancy is 84% and 82% in January and February respectively.

And, respondents reported that they bought for several reasons including: Location (83%); Amenities (70%); Warm/Friendly people (56%); Programs/Activities (43%); and interestingly on the recommendation of Parents or Grandparents (17%).

### SECTION 3 – EXPECTATIONS and SATISFACTION

#### General:

Respondents were asked to tell “us” what they expect from our Community by telling us their opinion about several Community Activities and Facilities. In this context, they were asked to assign a valuation of activities and facilities on a scale of 1 to 5, with a 5 meaning of great value to them and a 1 indicating of little value. And, a 0 would indicate that the respondent had no opinion regarding that activity or facility. Likewise, they were asked to indicate their satisfaction with the same activities and facilities using the same scale of 1 to 5, with 0 indicating “no opinion”.

#### Summary:

The six most important activities or facilities perceived by respondents as indicated by the average valuation assigned by all respondents were:

- Security
- Ground Maintenance
- Amenities
- Hurricane Preparedness
- Maintenance of Infrastructure
- Tiki

The six activities or facilities receiving the highest satisfaction score were:

- The Library
- Religious Activities
- Volunteer Jobs
- Outreach
- Accessible facilities
- Social Opportunities/Friendships

The six activities or facilities receiving the lowest satisfaction scores were:

- Recreational Services
- Communications
- Fitness Facilities
- Maintenance of Infrastructure
- Club House
- Reservation System for Amenities

## SECTION 4 – PARTICIPATION IN ACTIVITIES/FACILITIES

### General:

Respondents were asked to indicate if they were active participants in several activities and facilities. And, in this context, respondents could report active participation in more than one activity or facility.

### Summary:

The most actively used activities/facilities reported by respondents were:

Swimming & Pool:	77.4%
The Fitness Center	54.6%
The Library:	44.5%
Golf:	40.4%
Bocce	40.2%
Volunteer Work	26.1%
Pickle Ball	24.2%
Tennis	24.0%
Shuffle Board	23.6%
Fishing from the Beach	22.3%

Included in the report are additional details of usage within the above broad areas such as use of clay courts, sauna etc. Also, it should be noted that the report does not reflect the time spent on an activity but rather it simply reflects reported, active participation in an activity or facility.

## SECTION 5 – POSSIBLE FUTURE IMPROVEMENTS

### General:

Respondents were asked to indicate the value, between 1 and 5, they place on twenty-three possible future improvements, and to record a 0, if they had no opinion on a possible future improvement.

### Specific

The top ten indicated priorities by average score were:

<b>ITEM</b>	<b>Average Score</b>
Improved Infrastructure – Roads, drainage etc.	3.68
Better Sidewalks/Walking paths	3.48
Better Pool Facilities	3.40
Improved Community Communications	3.22
Better Restaurant Facilities	3.10
Enhanced Security	3.03
A “Really Great” Club House	3.01
Better Street Lighting	2.98
More Pickle Ball Courts	2.78
Upgrade Living Wall	2.75

## SECTION 6 – GENERAL WILLINGNESS TO FUND POSSIBLE IMPROVEMENTS

The overall results of the question regarding assessments and improvements was:

No improvements if it means an assessment:	43.8%
Some improvements with an assessment:	50.7%
No Opinion	5.5%

## SECTION 2 – DEMOGRAPHICS

1. I am:

Male **44.9%** Female **55.1%**

2. I am:

Employed Full Time **17.9%**  
 Employed Part Time **5.1%**  
 Retired **75.5%**  
 Student **0.0%**  
 Other **1.5%**

3. I live or use my Ocean Village Unit:

By Myself **13.2%**  
 With my spouse/partner **80.1%**  
 With relatives or friends **6.7%**

Of those living by themselves  
**15.9%** are males, and  
**84.1%** are females

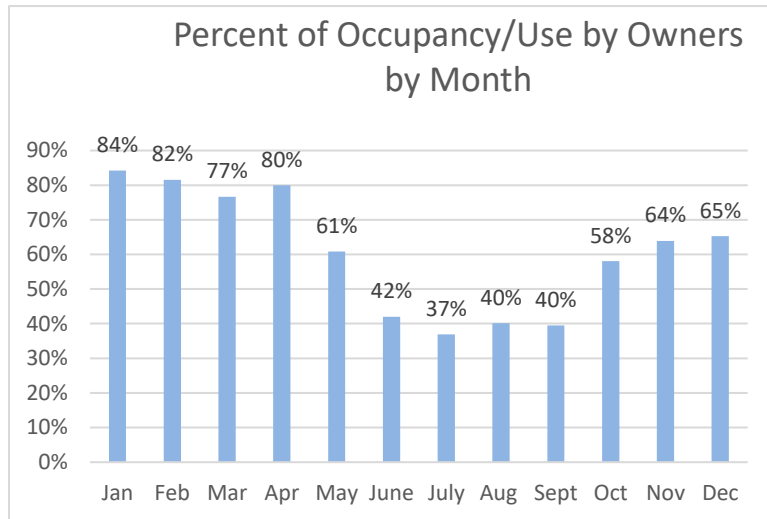
4. Do you have children who use your unit?

Yes (Adult) **42.9%**  
 Yes (teen) **4.8%**  
 Yes (small children) **7.2%**  
 No **45.1%**

5. Do you occasionally have grandchildren in your unit

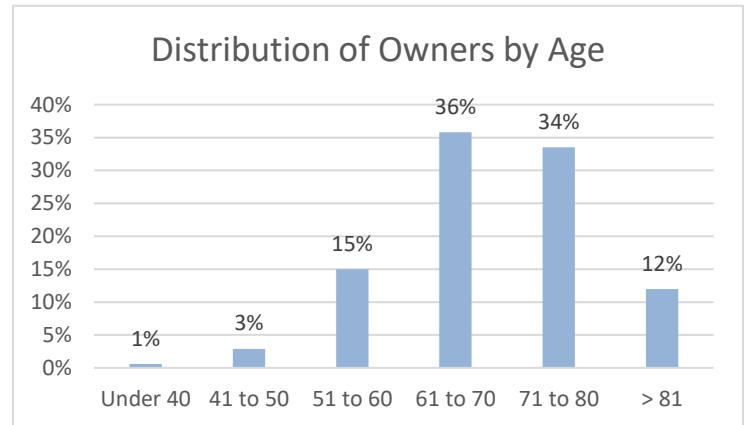
Yes (Adult) **17.3%**  
 Yes (teen) **20.1%**  
 Yes (small children) **32.6%**  
 No **30.0%**

6. I live in or use (not rent) my Ocean Village unit during the following months (choose all applicable)



I don't live in or personally use my Ocean Village unit: **3.3%**

7. Age of Owners



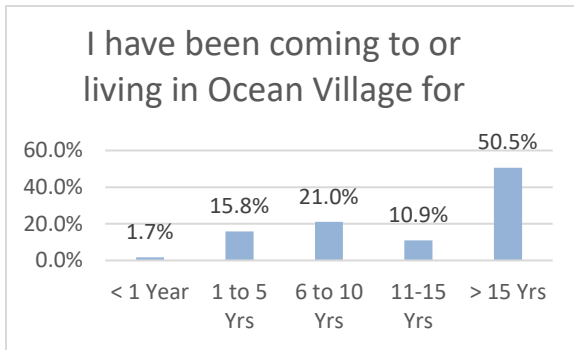
8. Are you a Florida State resident for tax purposes? And if not, in what state or country are you a resident. See Appendix 1 to Section 2

9. My highest level of formal education is:

Some High School	0.3%
High School Graduate	9.3%
Some College	18.2%
College Graduate	36.6%
Graduate Studies	7.4%
Graduate Degree	28.0%
Total owners with at least a college degree:	72.2%

NOTE: All Percentages in this report are based on responses to question versus total responses to that question. In some cases, percentages may not add to 100 because of rounding and occasionally, very few instances, someone did not answer a question- For example, age, sex or state of residence.

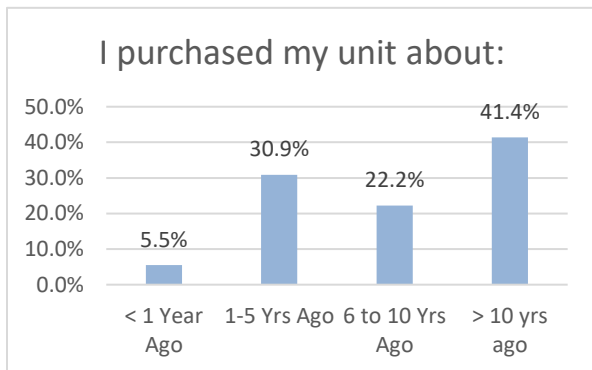
10



11. I own:

One Unit	91.6%
Two Units	5.9%
Three or more	2.5%

12.



13. Do you rent out your unit?

Rent my unit	18.1%
Do not rent my unit	81.9%

14. When I rent, it is usually for:

Less than a month	15.32%
1 to 2 months	40.33%
More than 2 months	44.35%

15. I rent my unit:

Mostly during the winter	82.8%
Mostly during the summer	2.5%
All Year	14.7%

16. My unit has

1 Bedroom	24.0%
2 Bedrooms	55.9%
3 or more bedrooms	20.1%

17. Prior to buying in Ocean Village

(May have multiple responses)

I rented in OV	34.1%
I visited with parents	19.0%
I visited friends here	15.2%
A Real Estate Agent showed me the unit	12.5%
I found it on my own	20.2%

18. Check all that apply:

Why did you buy in Ocean Village?

Reputation -----	28.3%
Recommendation of Parents -----	16.3%
Recommendation of Grandparents -	1.0%
Location -----	83.1%
Amenities -----	70.2%
Supportive Community -----	22.2%
Access to Medical Services -----	5.3%
Close to work -----	1.4%
Relatives Here -----	18.4%
Good Investment -----	43.3%
Diversity of Members' Backgrounds	7.0%
Warm/Friendly People -----	56.6%
Programs/Activities -----	43.8%
Educational Opportunities -----	1.9%
Volunteer Opportunities -----	4.4%
Inherited my unit -----	3.8%
To Rent -----	7.8%



Data Based on Owners Mailing Address

Appendix 1

	Owners	Percent			
ALABAMA	1	0.08%			
CALIFORNIA	6	0.49%			
COLORADO	9	0.73%			
CONNECTICUT	34	2.77%			
DELAWARE	4	0.33%			
FLORIDA	593	48.29%			
				<b>Within Florida</b>	
GEORGIA	13	1.06%	ALACHUA	1	0.08%
IDAHO	2	0.16%	BREVARD	2	0.16%
ILLINOIS	25	2.04%	BROWARD	45	3.66%
INDIANA	9	0.73%	CITRUS	2	0.16%
IOWA	3	0.24%	DUVAL	1	0.08%
KENTUCKY	7	0.57%	HIGHLAND	1	0.08%
LOUISIANA	1	0.08%	HILLSBORO	4	0.33%
MAINE	3	0.24%	INDIAN RIV	7	0.57%
MARYLAND	14	1.14%	LEE	1	0.08%
MASSACHUSETTS	38	3.09%	LEVY	1	0.08%
MICHIGAN	51	4.15%	MANATEE	2	0.16%
MINNESOTA	8	0.65%	MARTIN	10	0.81%
MISSOURI	9	0.73%	MIAMI-DA	57	4.64%
MONTANA	1	0.08%	ORANGE	8	0.65%
NEW HAMPSHIRE	6	0.49%	PALM BEAC	26	2.12%
NEW JERSEY	64	5.21%	POLK	6	0.49%
NEW YORK	140	11.40%	SEMINOLE	2	0.16%
NO. CAROLINA	7	0.57%	ST, LUCIE	416	33.88%
OHIO	32	2.61%	ST, JOHNS	1	0.08%
OKLAHOMA	1	0.08%			
PENNSYLVANIA	54	4.40%			
RHODE ISLAND	4	0.33%			
SO CAROLINA	2	0.16%			
TENNESSEE	5	0.41%			
TEXAS	5	0.41%			
VERMONT	8	0.65%			
VIRGINIA	15	1.22%			
WASHINGTON	1	0.08%			
WASHINGTON DC	3	0.24%			
W VIRGINIA	4	0.33%			
WISCONSIN	6	0.49%			
ARGENTINA	1	0.08%			
BRAZIL	2	0.16%			
CANADA	28	2.28%			
ENGLAND	1	0.08%			
GERMANY	5	0.41%			
THE NETHERLANDS	1	0.08%			
SWITZERLAND	1	0.08%			
PUERTO RICO	1	0.08%			
TOTAL FOREIGN	40				
TOTAL	1228				

States with no Owners-Alaska  
 Arizona, Arkansas, Kansas,  
 Mississippi, Nebraska,  
 Nevada, New Mexico, N Dakota,  
 Oregon, South Dakota, Utah & Wyoming

## SECTION 3 – EXPECTATIONS and SATISFACTION or CONDITION

The left charts below show the value of this activity to respondents  
(Note: 1=little value, 5=great value; and 0=no opinion)

The right charts show the degree to which expectations are being met

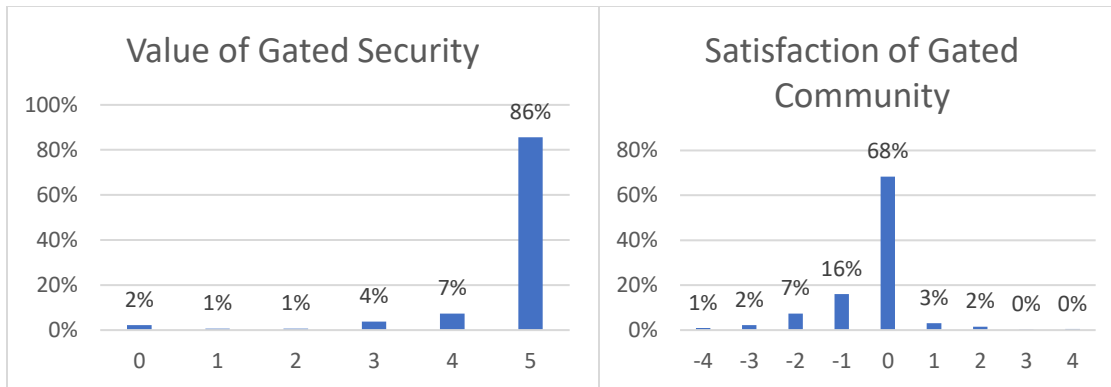
Note: The degree to which expectations are being met is measured by the difference of reported value and reported satisfaction.

Thus, a reported value of 4 for an item and a reported satisfaction of 1 would show a satisfaction rating of -3; whereas a value of 1 and a satisfaction of 4 would show a +3; and a value of 3 and a satisfaction of 3 would show a satisfaction rating of 0.

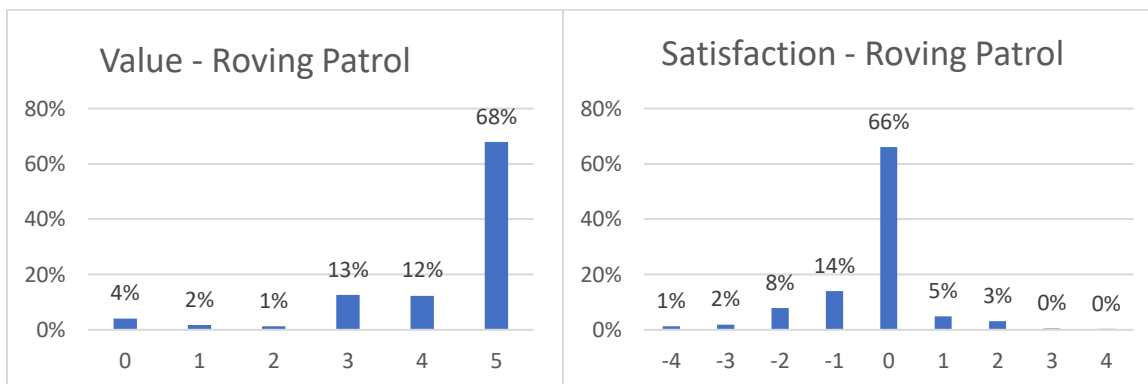
In other words, positive satisfaction rating indicates that satisfaction exceeds expectation for an activity or facility.

A negative rating says the opposite, and a satisfaction rating of 0 indicates that expectations are being met.

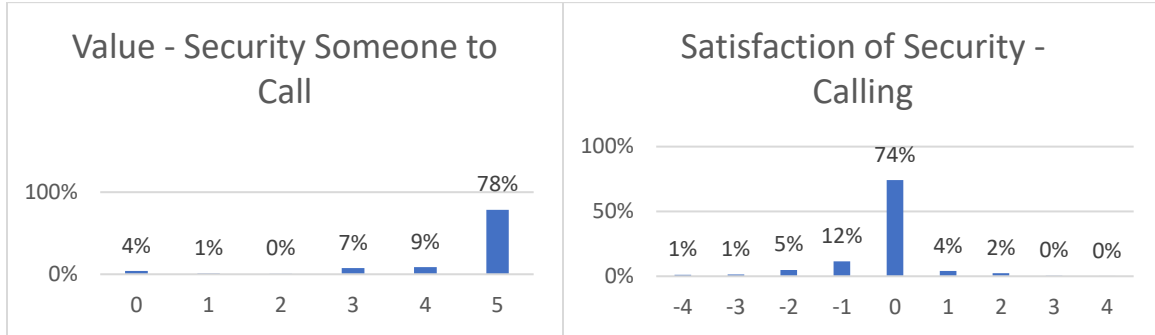
### Security – gated community



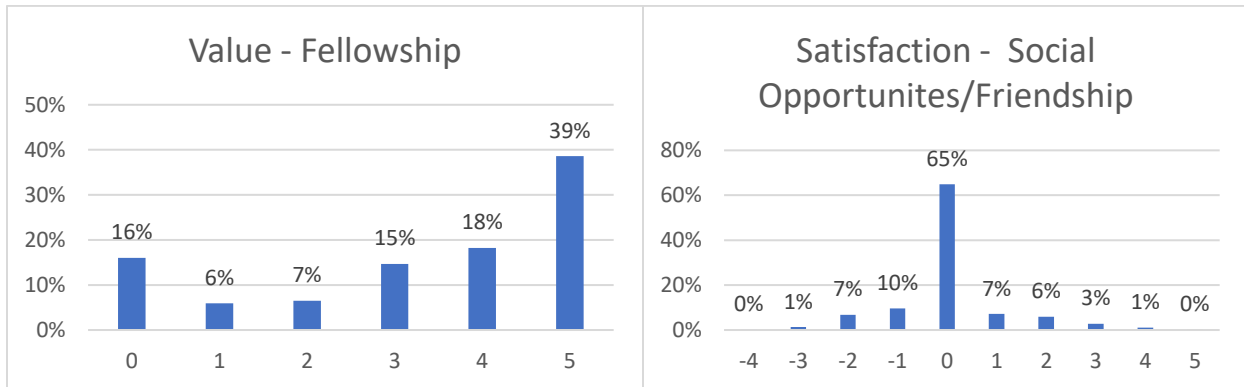
### Security – roving patrol



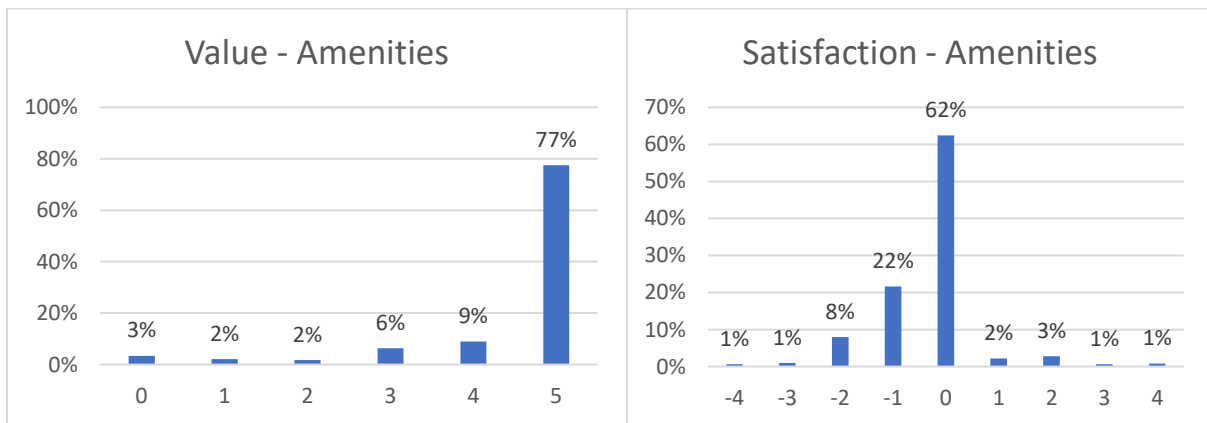
**Security – someone to call**



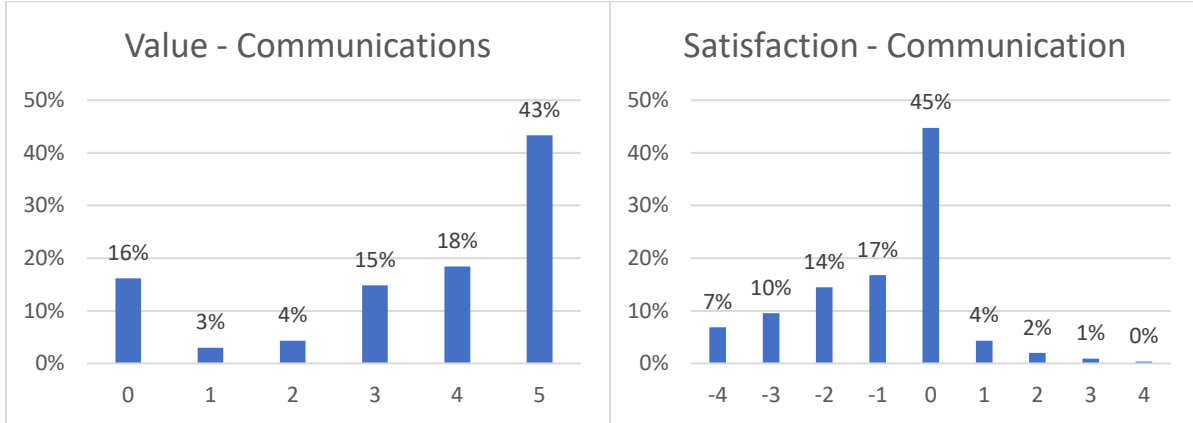
**Fellowship/Social Opportunities**



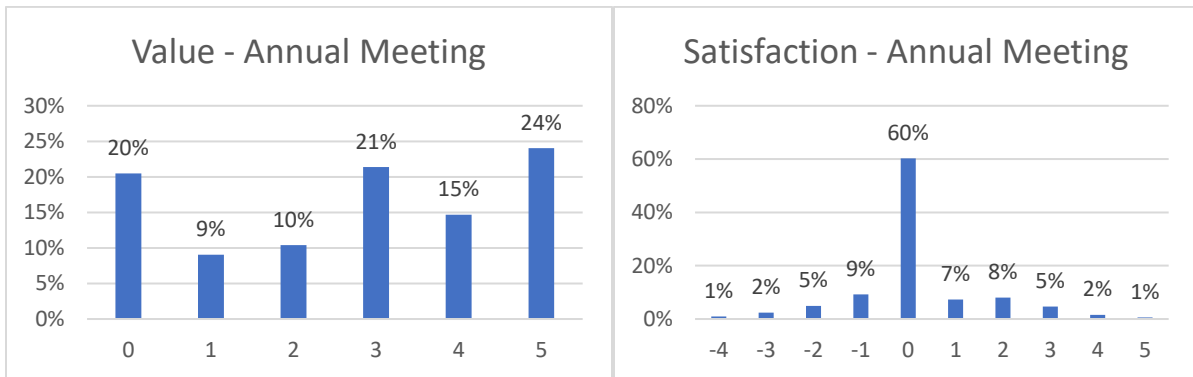
**Amenities (pool, golf, tennis etc.)**



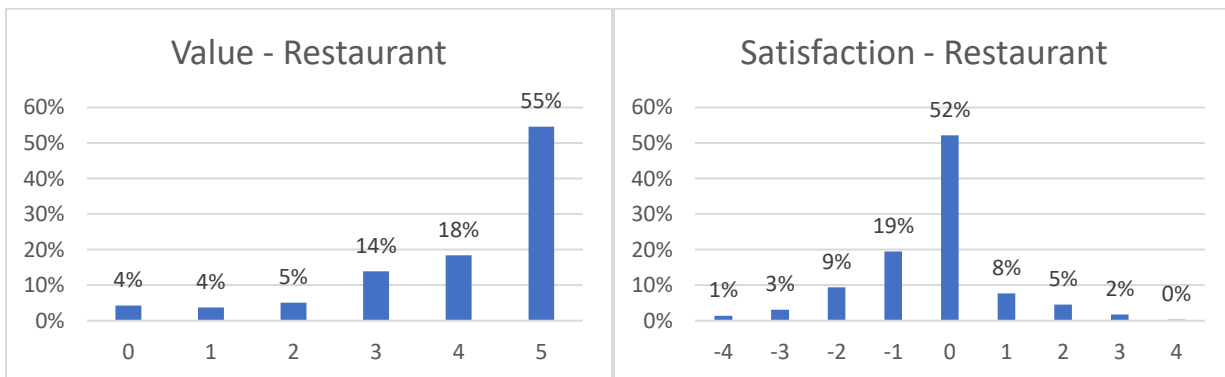
### Communications



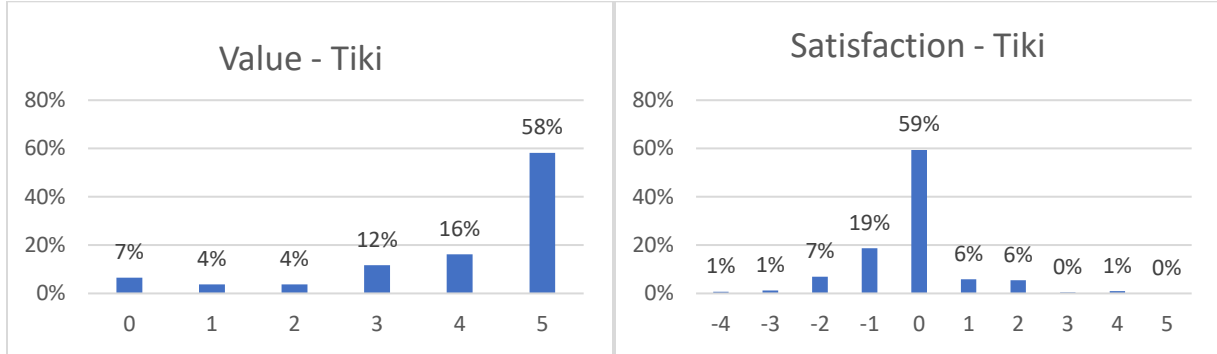
### Annual Meeting



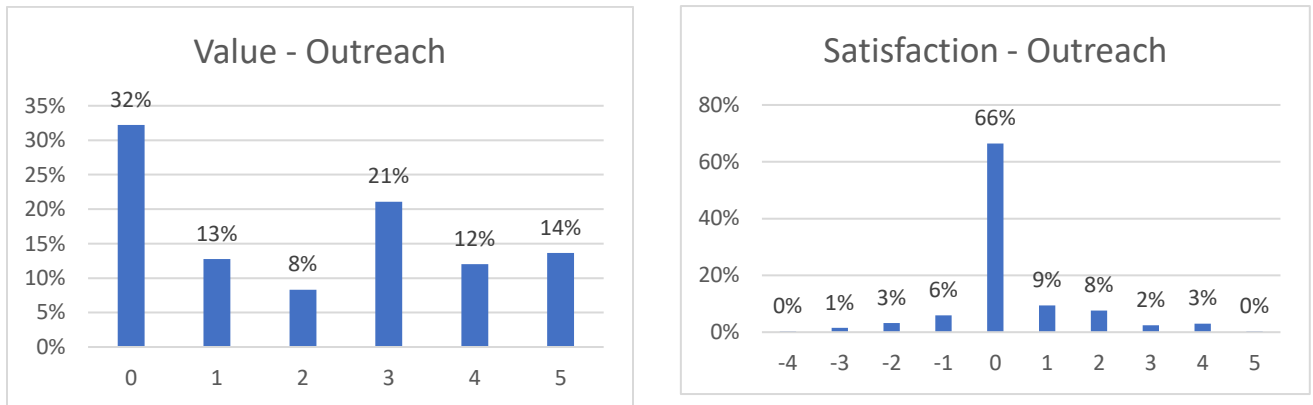
### Restaurant



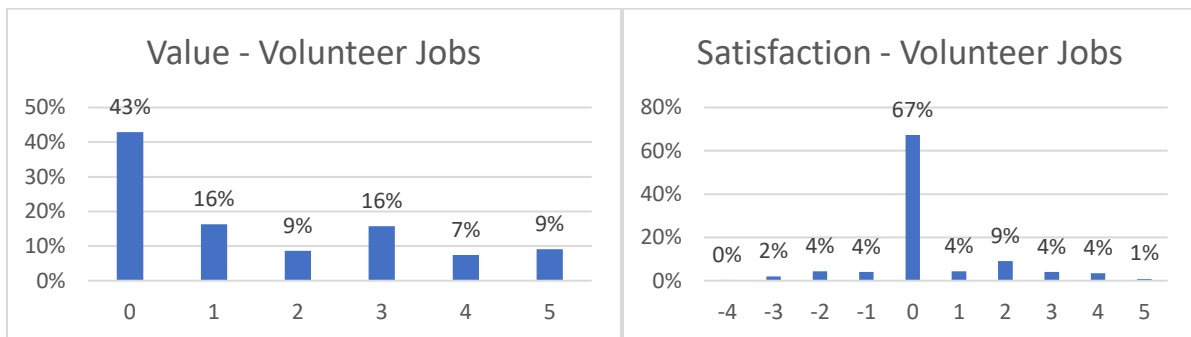
### Tiki



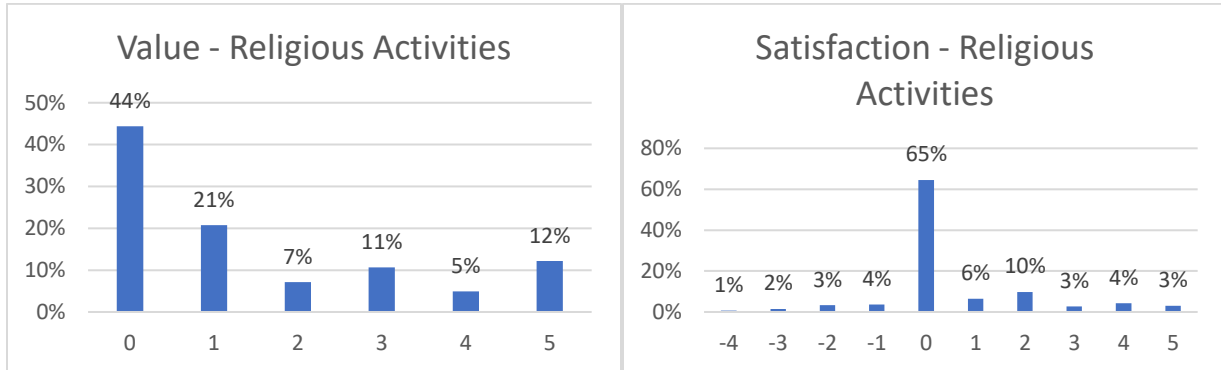
### Outreach (charity events, cleanups)



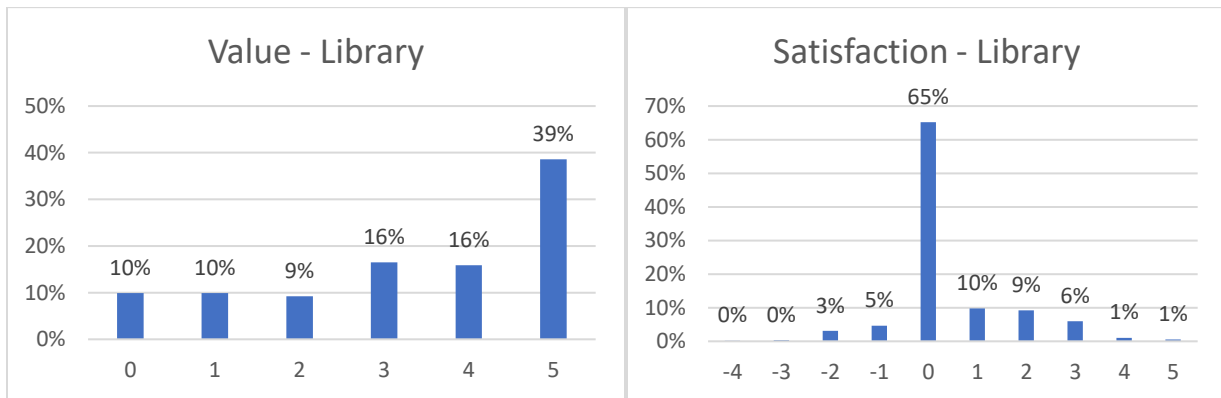
### Volunteer Jobs



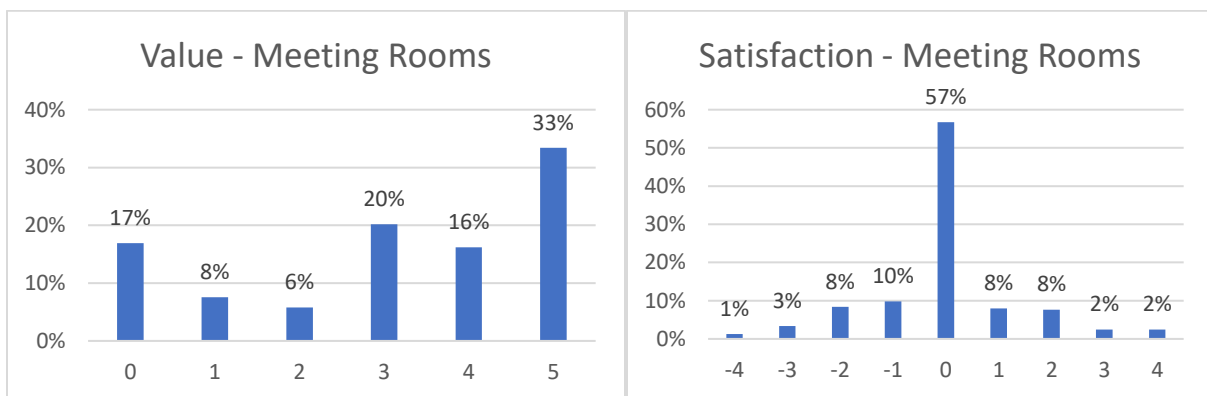
### Religious Activities (church, studies)



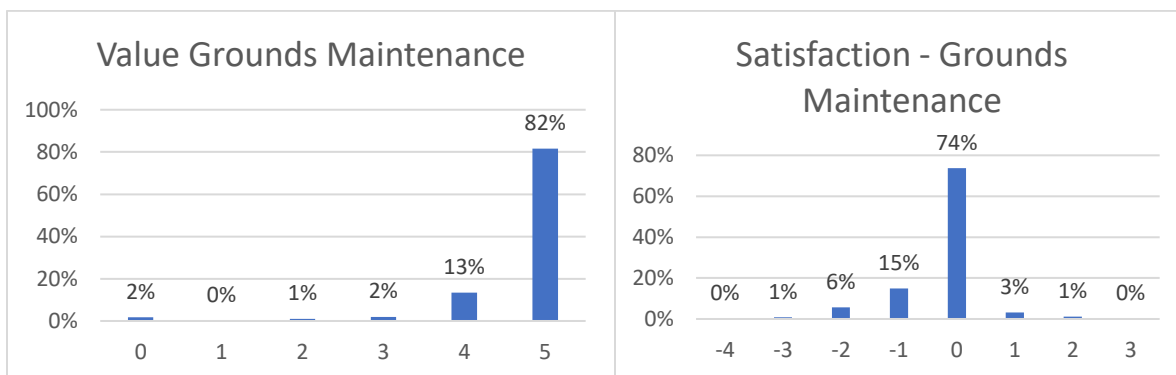
### Library



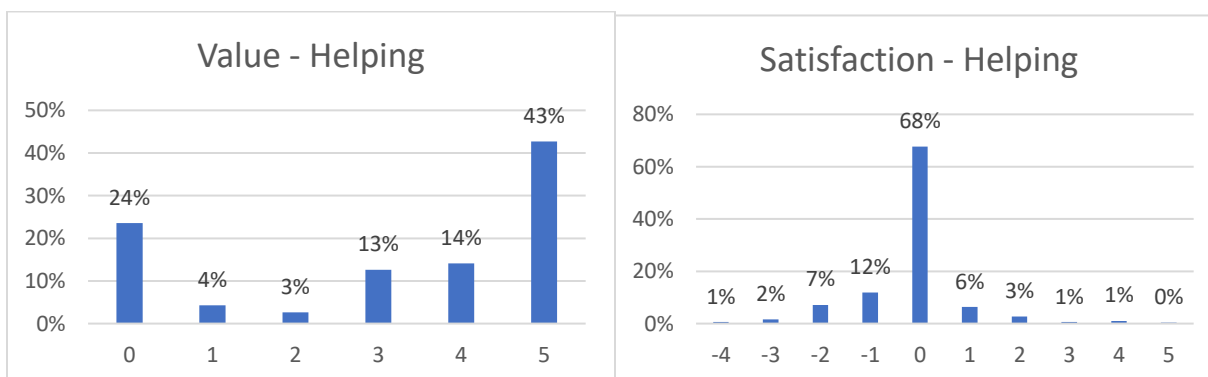
### Places to Meet (Meeting rooms)



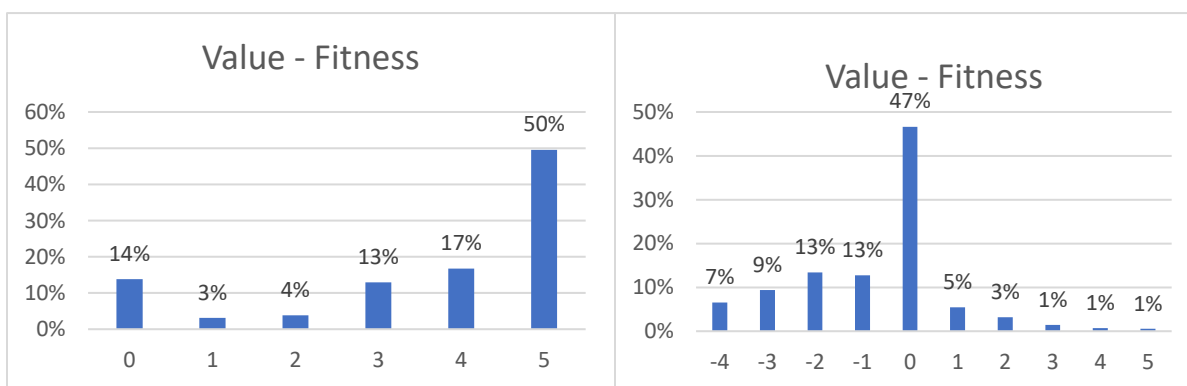
### Maintenance of Grounds



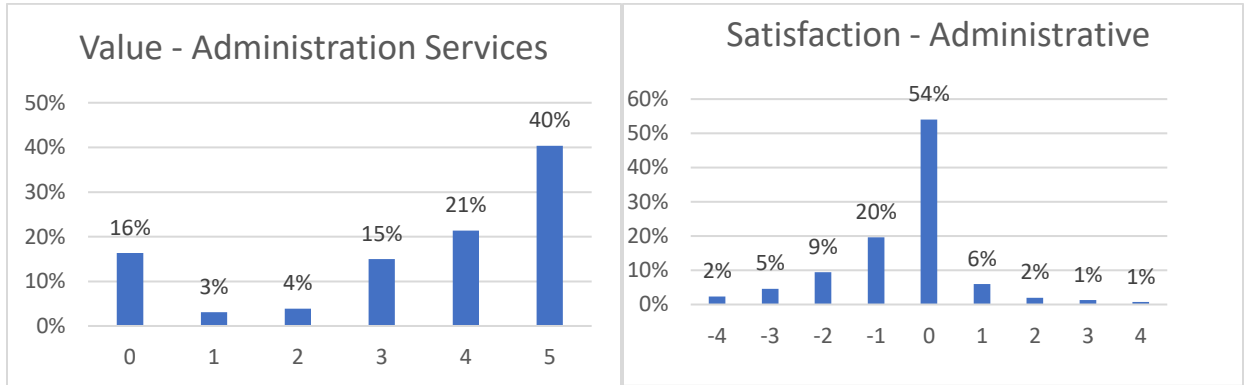
### Helping one another



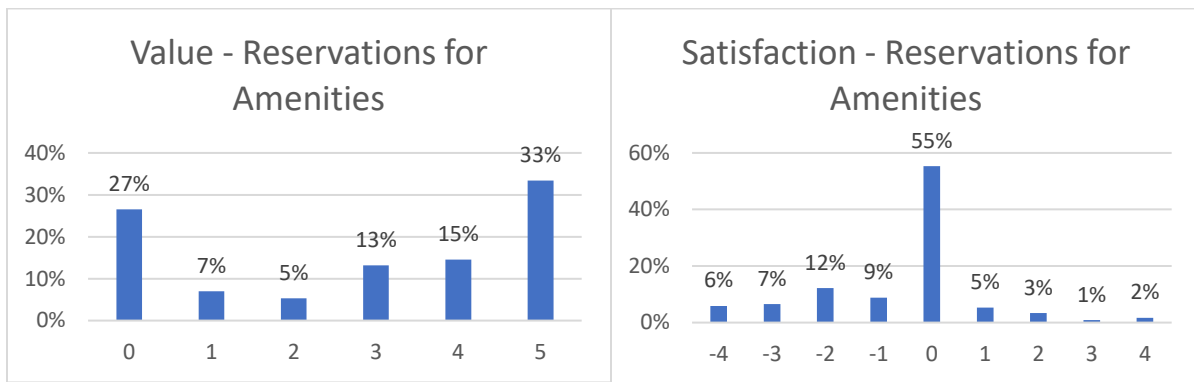
### Fitness Activities



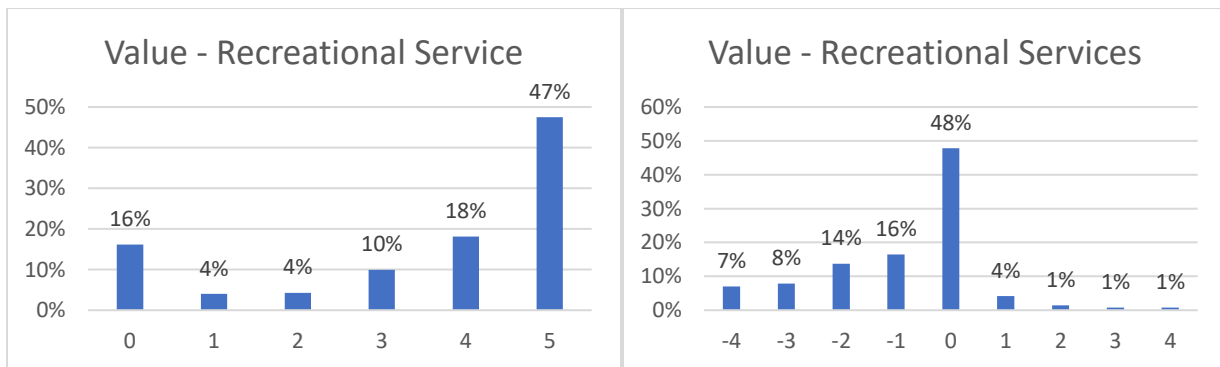
### Administrative Services



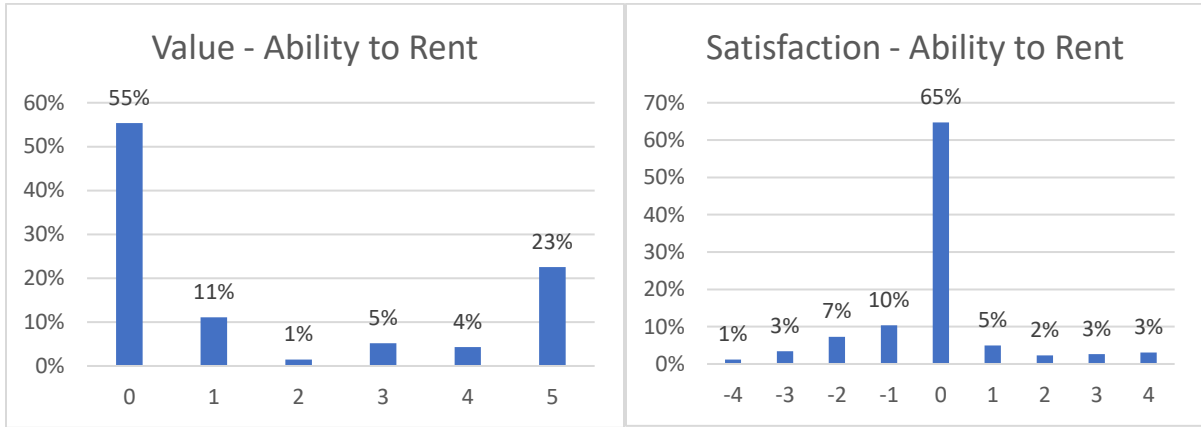
### Reservation System for Amenities



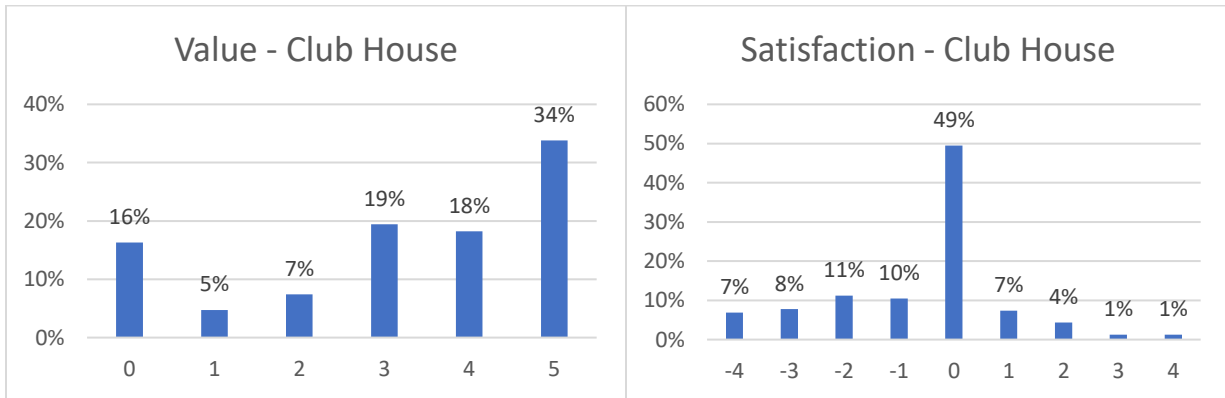
### Recreational Services



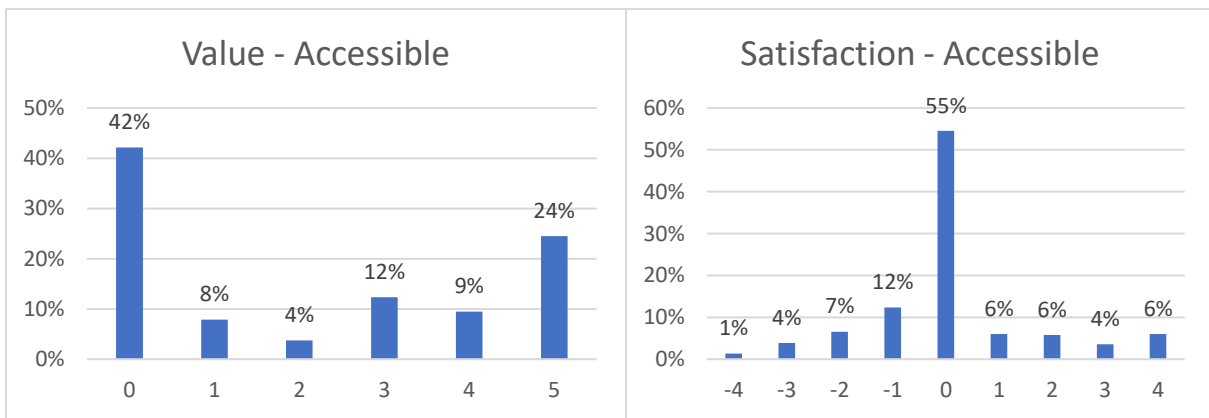
### Ability to Rent my unit(s)



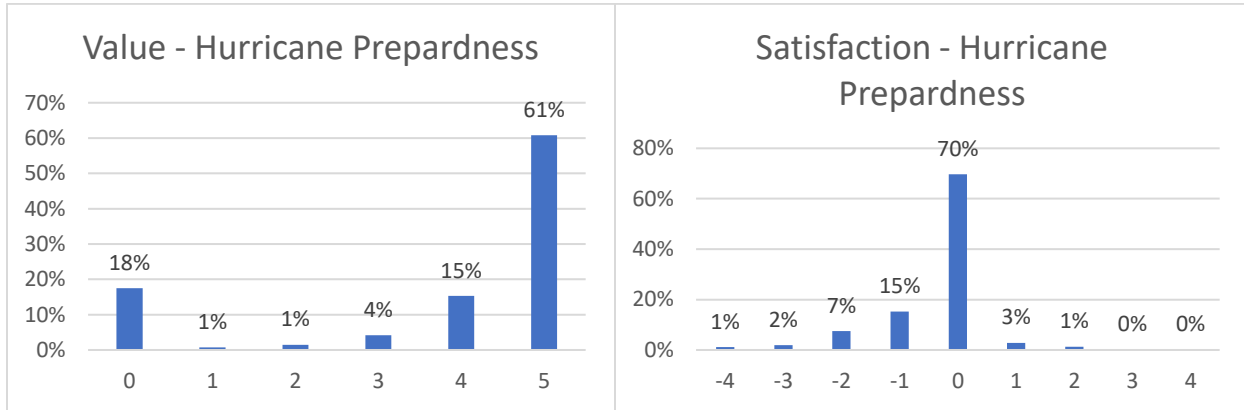
### Quality of OV Club house



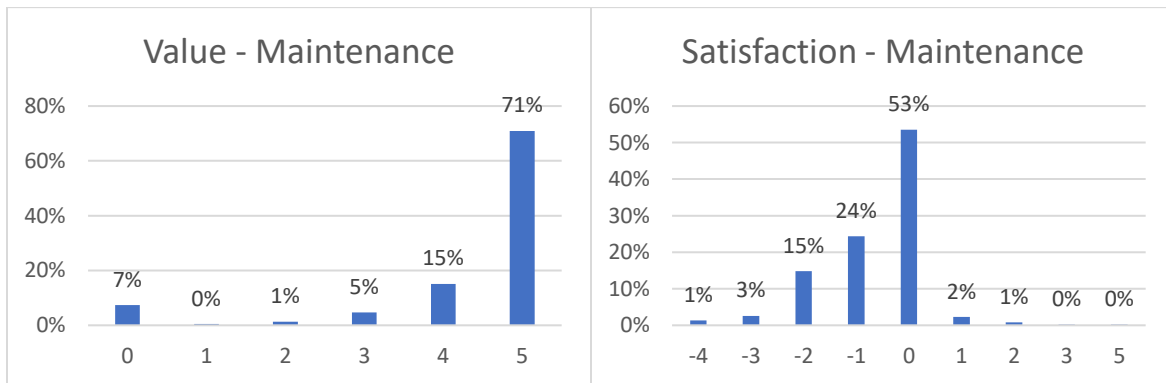
### Accessible facilities (handicapped)



### Hurricane Preparedness & Cleanup



### Maintenance of Infrastructure (Roads, sidewalks, pools etc.)



OBSERVATIONS:

**Value Matrix - Average Values assigned in order of perceived value**

A value of 5 means of great value; a value of 1 means of little value. Note: Those with no opinion are not included in the calculation of the below averages.

<b>PERCEIVED VALUATION ASSIGNED TO</b>	<b>AVERAGE VALUATION</b>
Gated Security	4.81
Security - Someone to Call	4.71
Ground Maintenance	4.69
Amenities	4.63
Hurricane Preparedness	4.62
Roving Patrol	4.49
Maintenance of Infrastructure	4.32
Tiki	4.30
Restaurant	4.20
Helping	4.16
Communications	4.13
Fellowship/Social Opportunities	3.92
Club House	3.82
Meeting Rooms	3.75
Library	3.71
Accessible Facilities	3.67
Fitness Facilities	3.64
Ability to Rent	3.57
Annual Meeting	3.43
Outreach	3.08
Volunteer Jobs	2.72
Religious Activities	2.65

**Satisfaction Matrix -Average Differential Between Valuation and Satisfaction**

<b>SATISFACTION WITH</b>	<b>Average Differential</b>	<b>Times 10</b>
Library	0.41	4.1
Religious Activities	0.40	4
Volunteer Jobs	0.33	3.3
Outreach	0.27	2.7
Accessible Facilities	0.09	0.9
Social Opportunities/Friendships	0.06	0.6
Meeting Rooms	-0.02	-0.2
Ability to Rent	-0.09	-0.9
Helping One another	-0.14	-1.4
Tiki	-0.16	-1.6
Security - Someone to Call	-0.19	-1.9
Grounds Maintenance	-0.24	-2.4
Security - Roving Patrol	-0.26	-2.6
Amenities	-0.30	-3
Annual Meeting	-0.30	-3
Restaurant	-0.31	-3.1
Security - Gated Community	-0.33	-3.3
Hurricane Preparedness	-0.33	-3.3
Administration	-0.45	-4.5
Reservation System for Amenities	-0.45	-4.5
Club House	-0.59	-5.9
Maintenance of Infrastructure (Roads, Drainage etc.)	-0.62	-6.2
Fitness Facilities	-0.72	-7.2
Communications	-0.88	-8.8
Recreational Services	-0.89	-8.9

**Note:**

It seemed strange that with robust reservation systems for golf and tennis that satisfaction with the “Reservation System for Amenities” listing would be so low. As such, a cross tabulation of a high usage amenity without a robust reservation system – in this case - Bocce was made against the satisfaction ratings of “Reservation System for Amenities” . In other words, what was the average satisfaction rating of the reservation system just for Bocce players. The answer was a satisfaction rating of -.904, which would be the worst in the above series. Thus, it could be concluded that the responders who reported active participation in Bocce did not find their reservation system satisfactory. A similar cross tabulation for those participating in golf resulted in an average satisfaction rating of -0.257.

## SECTION 4 – Participation in Activities/Facilities

Note: The numbers below show the percentage of respondents who reported active participation in an activity or facility. Note: Activities are not mutually exclusive – meaning that a respondent can report active participation in more than one activity or in more than one location in an activity i.e. play tennis on both clay and hard courts, and also note that non-owners are not included in this report.

Golf at Ocean Village----- 40.4%

I play: About once a week 22.3% Daily if I can 9.5% Not often 6.5%  
I Use the putting green 16.9% the driving net 9.2%  
I take lessons 1.6% I play in a league 12.2%

Tennis ----- 24.0%

I play on Clay Courts 13.9% Hard Courts 15.6% Courts with Lights 8.6%  
I participate on a tennis team 8.3% I take tennis lessons 5.8%  
I play in social tennis events 10.4%  
I play almost daily 9.8% I play about once a week 5.5%

Bocce ----- 40.2%

I play about once a week 20.9% I play as often as I can 14.8%, I play in a league 11.3%

Swimming & Pool usage—77.4%

I frequently swim laps 19.1% I frequently do water Aerobics 13.1%  
I frequently use the hot tub 26.0% I like to lounge in the sun by the pool 51.9%  
I like to lounge in the shade by the pool 41.1%  
I enjoy live poolside entertainment 36.4%  
I like background music at the pool 30.4% I prefer to use the main pool 43.3%  
I prefer the Cayman Pool 9.6% the Aruba Pool 12.8% our Condo Pool 12.2%  
I would like swimming lessons 2.5%

Bridge & Card Games----- 15.4%

I play as part of a regular card group 10.5% I play at least weekly 12.8%  
I prefer to play in the “Card Room” 5.5% in Aruba 4.9%  
In the Cayman Center 1.9% in a Condo Bldg. 1.5%

Fitness Center Activities ----- 54.6%

I use the weight machines 38.0% Free Weights 28.5% Treadmills 28.5% Bicycles 23.4%  
I attend Yoga classes 5.8% Pilates 4.2% I use a personal trainer 1.8%  
I often run or walk around Ocean Village 38.7% I often use the Sauna 8.5%  
I prefer to use the “gym” in the early morning 16.3% late morning 14.4%  
In the afternoons 8.5% or evenings 3.9%

Volunteer Work ----- 26.1%

I Serve on an Ocean Village Board or Committee 11.6%  
I donate time and talent to local community volunteer activities 12.3%  
I participate in “Beach clean-ups” 10.4%

Religious Activities ----- 9.3%

I participate in Sunday worship services at OV 7.3% and sing in the choir 1.6%  
I participate in Bible Studies 2.1% and other religious activities 1.6%

Community Organized/sponsored trips/activities ---- 17.8%

I enjoy casino trips 7.1% sports trips (baseball, tennis etc.) 9.1%  
Theater Trips 11.7% Shopping Trips 4.7% Fishing Trips 3.7%

Shuffle Board ----- 23.6% Table Tennis ----- 8.2%

Basket Ball Court ----- 7.3% Pickle Ball ----- 24.2%

Library ----- 44.5% Fishing from beach--- 22.3%

Craft Classes/Activities---- 13.1%

I participate in Painting Classes 6.4% Knitting classes 2.2% Other Hobby Classes 5.6%

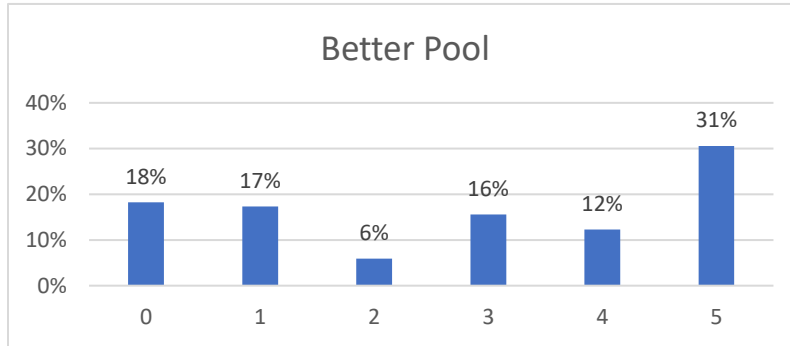
Observation: The actively used activities/facilities reported by respondents are:

Swimming & Pool:	77.4%
The Fitness Center	54.6%
The Library:	44.5%
Golf:	40.4%
Bocce	40.2%
Volunteer Work	26.1%
Pickle Ball	24.2%
Tennis	24.0%
Shuffle Board	23.6%
Fishing from the Beach	22.3%

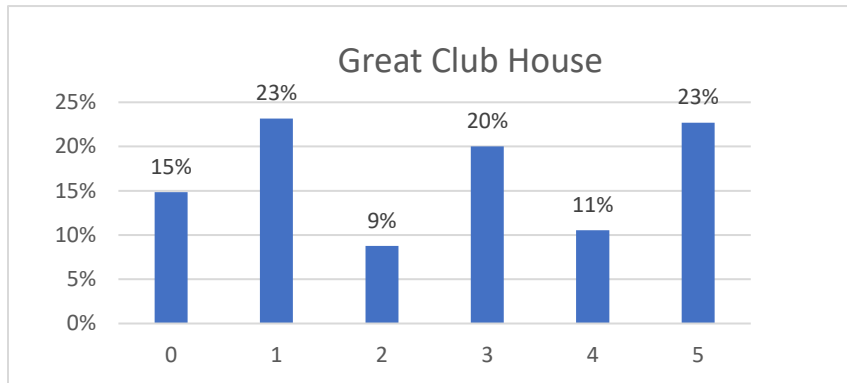
## SECTION 5 – Possible Future Improvements

Below are the average values of responses reported between 1 and 5 as well as a chart showing the percentage of responses in each category – where a 0 indicates no opinion; a 1 indicates the item is of little value to respondents and a 5 indicates a most important value to respondents. Note: Those with no opinion on an item are not included in the calculation of the average for that item.

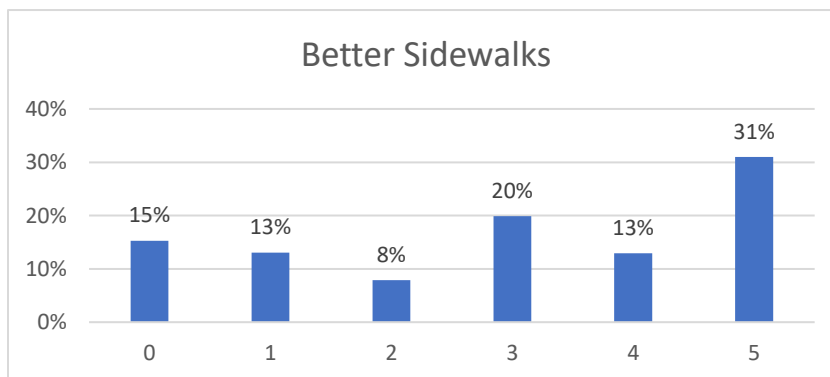
Better pool facilities – Avg. 3.4



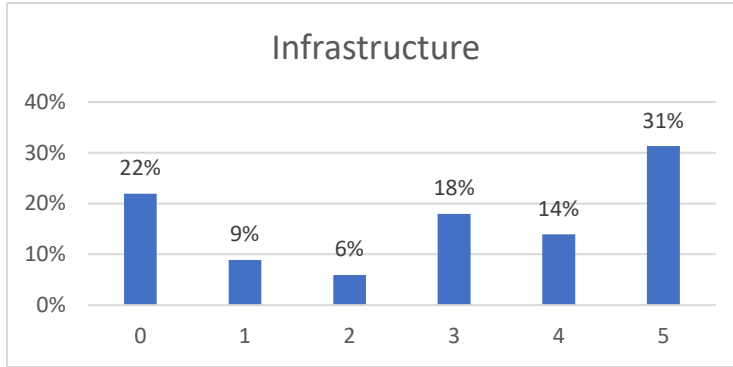
A “really great” club house – Avg. 3.01



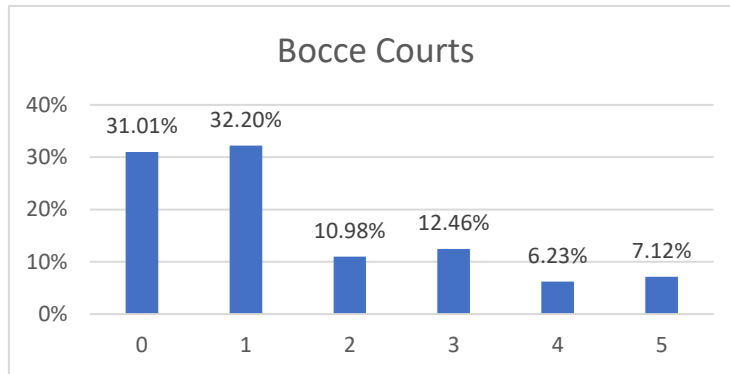
Better Sidewalks/walking paths Avg. 3.48



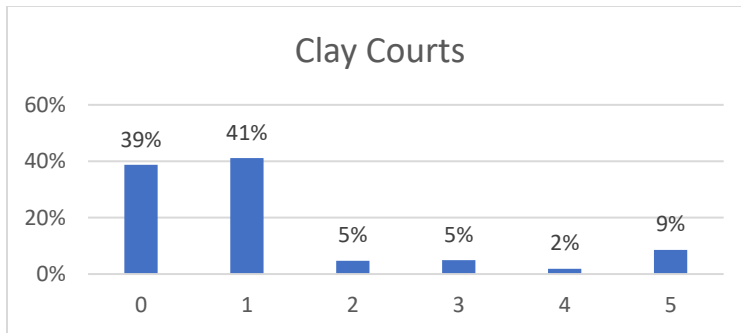
Improved Infrastructure- roads, drainage, etc. Avg. 3.68



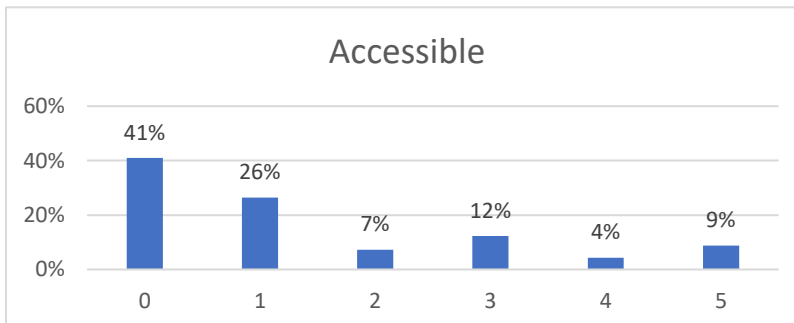
More Bocce Courts Avg. 2.20



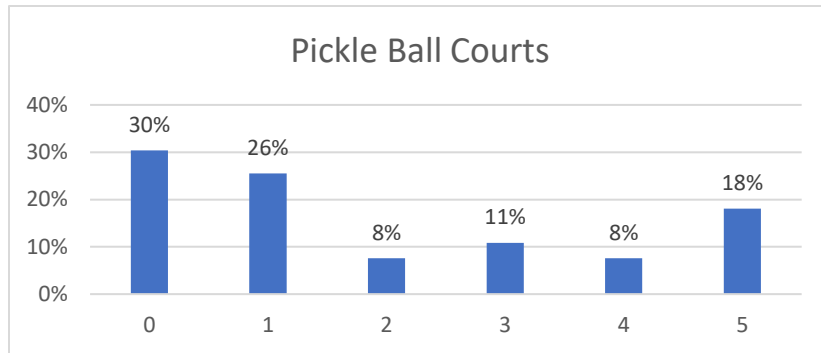
More "clay" tennis courts Avg. 1.89



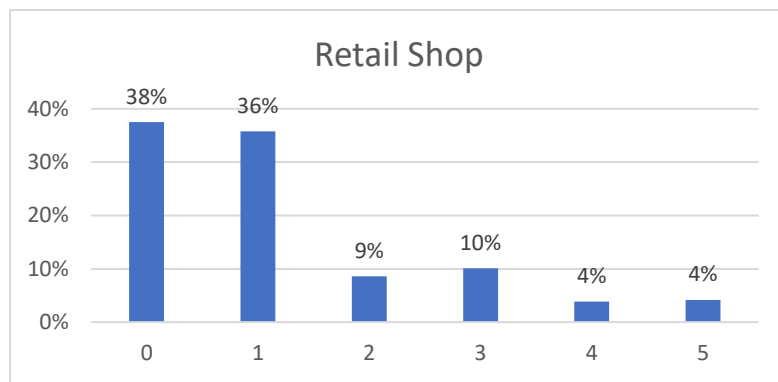
More "accessible" amenities (for handicapped) Avg. 2.35



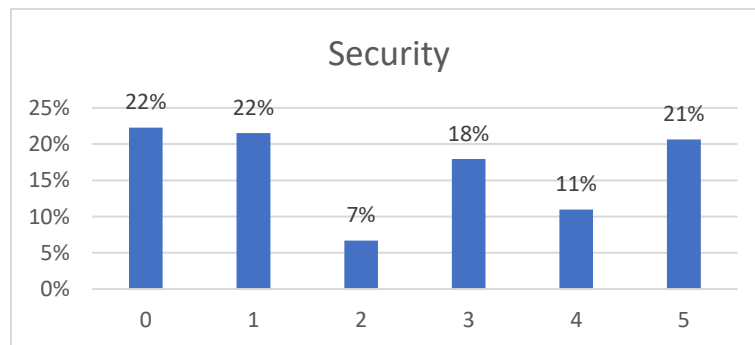
More pickle ball courts Avg. 2.78



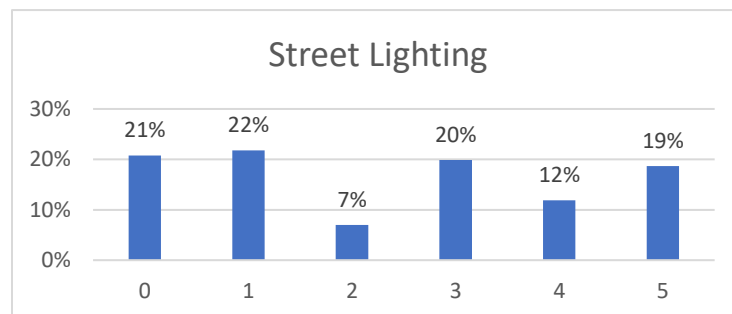
Sports apparel Retail Shop Avg. 1.91



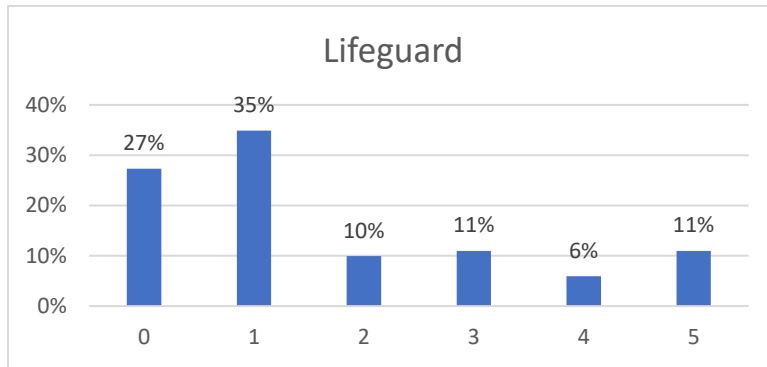
Enhanced security Avg. 3.03



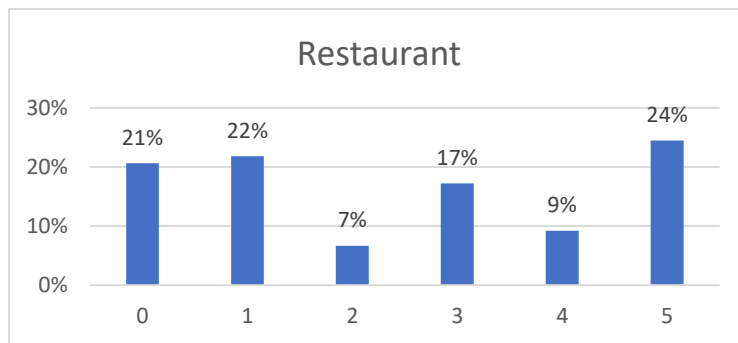
Better street lighting Avg. 2.98



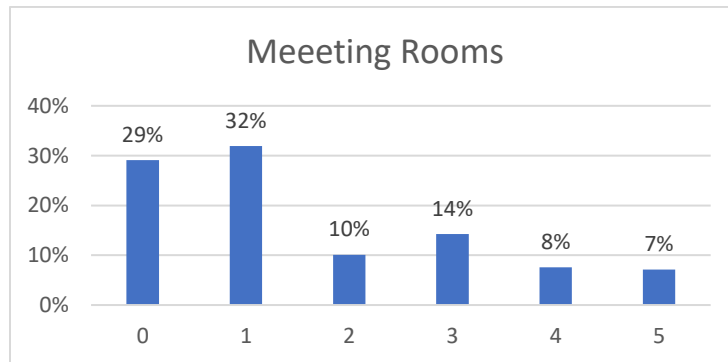
**Robust lifeguard protection at pools Avg. 2.28**



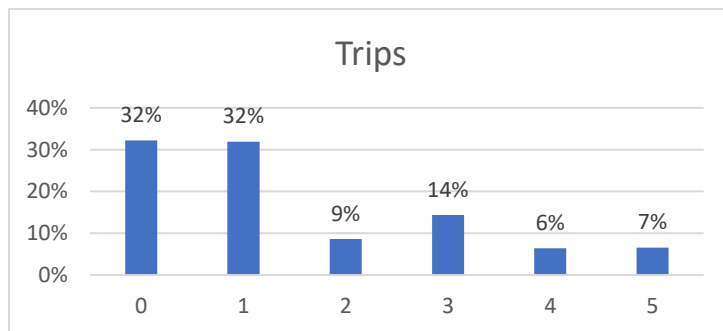
**Better restaurant facilities Avg. 3.10**



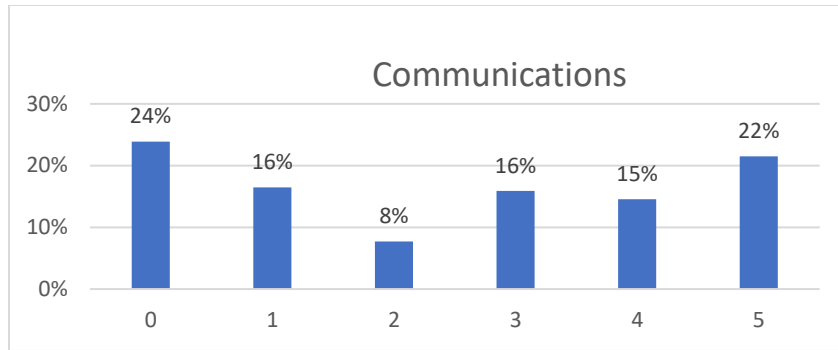
**More and better meeting rooms Avg. 2.66**



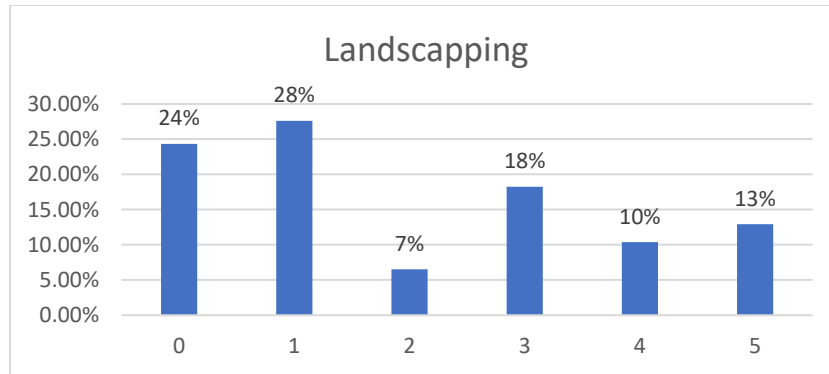
**More Community Trips & Activities Avg. 2.22**



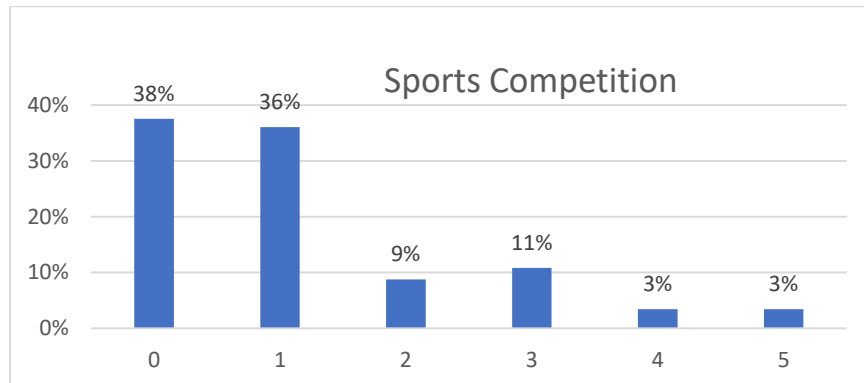
Improved Community Communications Avg. 3.22



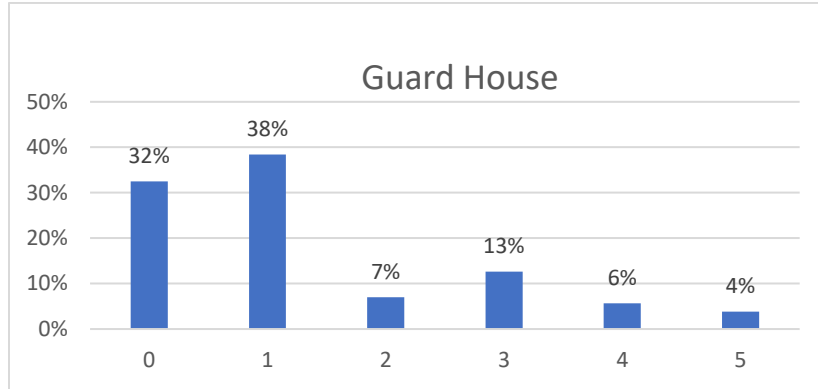
Improved landscaping Avg. 2.66



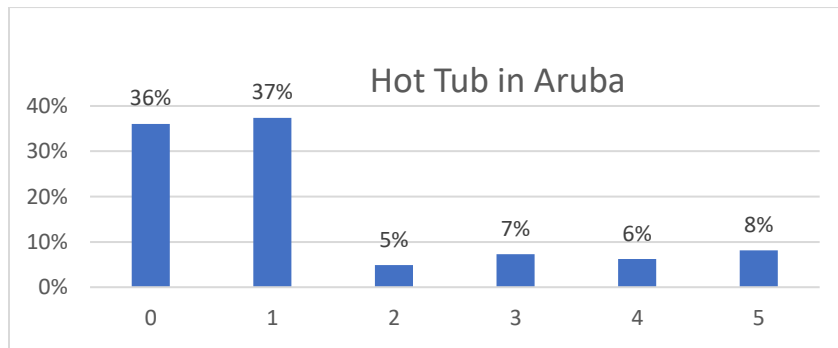
More sports competition Avg. 1.87



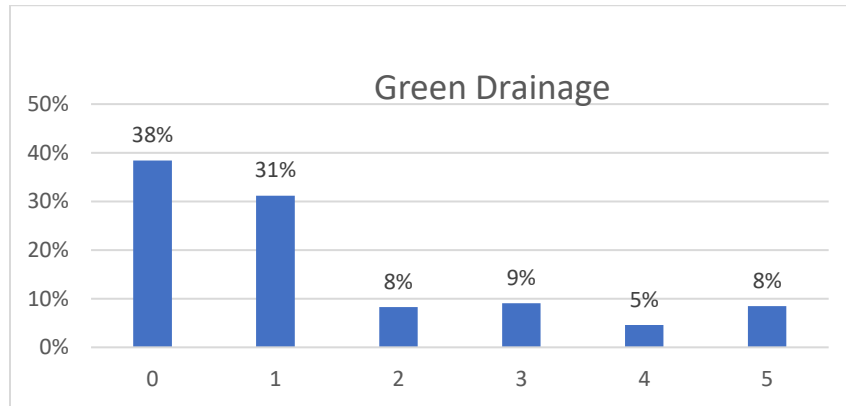
Better/more attractive Guardhouse Avg. 1.96



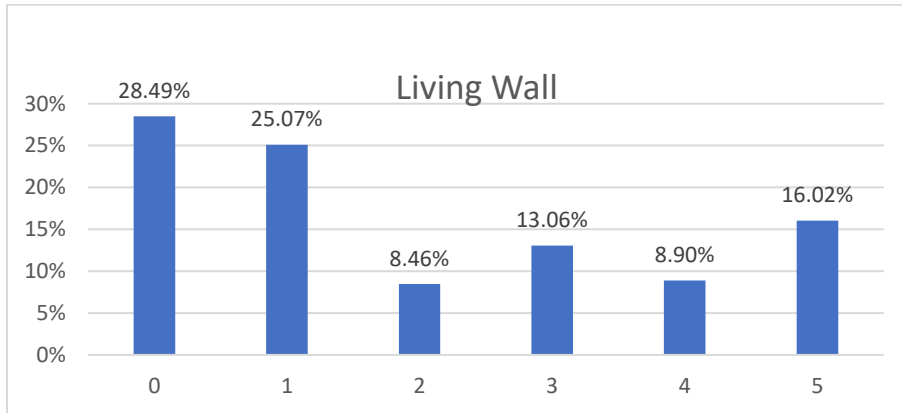
A Hot tub in Aruba Avg. 2.11



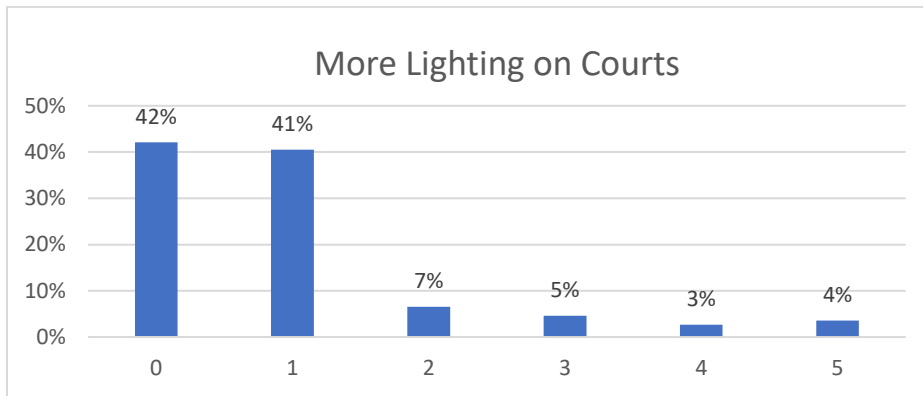
Drainage under greens Avg 2.20



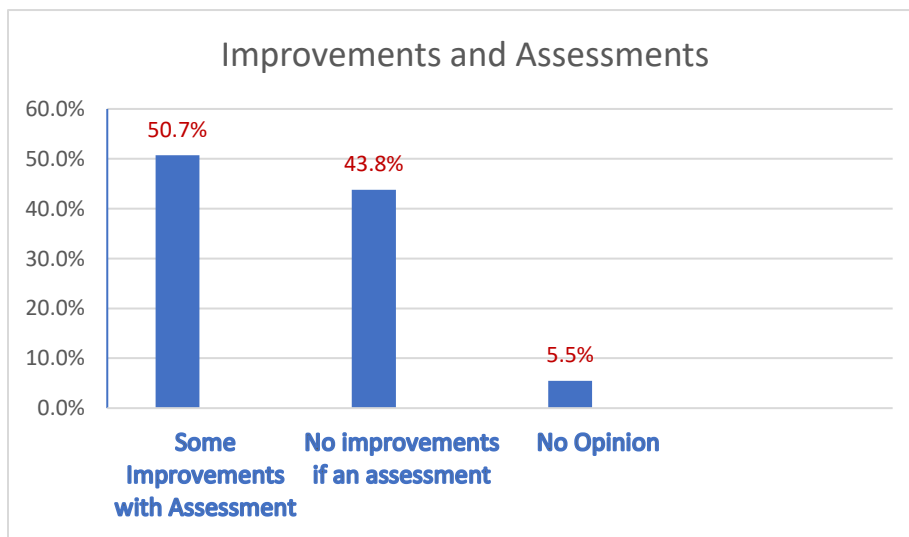
Upgrade Living Wall Avg. 2.75



Improved lighting on Selected Tennis Courts Avg. 1.66



Assessments for Improvements



### Indicated Priorities of Listed Future Improvements

ITEM	Average Score
Improved Infrastructure – Roads, drainage etc.	3.68
Better Sidewalks/Walking paths	3.48
Better Pool Facilities	3.40
Improved Community Communications	3.22
Better Restaurant Facilities	3.10
Enhanced Security	3.03
A “Really Great” Club House	3.01
Better Street Lighting	2.98
More Pickle Ball Courts	2.78
Upgrade Living Wall	2.75
More and Better Meeting Rooms	2.66
Improved Landscaping	2.66
More “Accessible” Amenities	2.35
Robust Lifeguard Protection	2.28
More Community Trips & Activities	2.22
More Bocce Courts	2.20
Drainage under the Greens	2.20
A Hot Tub in Aruba	2.11
Better/more attractive Guard House	1.96
A Sports Apparel Retail Shop	1.91
More “clay” tennis courts	1.89
More Sports Competitions	1.87
Improved lighting on selected Tennis Courts	1.66

## SECTION 6 – General Willingness to Fund Possible Improvements

Note: The Overall percentages shown includes all respondents. The percentages next to the item name is the percentages of respondents who rated the item as a 5 in section 5, and the percentages shown for “some assessments” below Item name only reflects the responses for those that indicated an importance of 5.

### Overall:

No improvements if it means an assessment:	43.8%
Some improvements with an assessment:	50.7%
No Opinion	5.5%

### By Item

Better pool facilities: 31%  
Some improvements with an assessment: 62%

A “Really great” Club House: 23%  
Some improvements with an assessment: 79%

Better Sidewalks/walking paths: 31%  
Some improvements with an assessment: 65%

Improved Infrastructure- roads, drainage, etc.: 31%  
Some improvements with an assessment: 62%

More Bocce Courts: 7.1%  
Some improvements with an assessment: 65%

More “clay” tennis courts: 9%  
Some improvements with an assessment: 74%

More “accessible” amenities (for handicapped): 9%  
Some improvements with an assessment: 71%

More pickle ball courts: 18%  
Some improvements with an assessment: 61%

Sports apparel Retail Shop: 4%  
Some improvements with an assessment: 61%

Enhanced security: 21%  
Some improvements with an assessment: 56%

Better street lighting: 19%  
Some improvements with an assessment: 61%

Robust lifeguard protection at pools: 11%  
Some improvements with an assessment: 56%

Better restaurant facilities: 24%  
Some improvements with an assessment: 60%

More and better meeting rooms: 7%  
Some improvements with an assessment: 89%

More Community Trips & Activities: 7%  
Some improvements with an assessment: 66%

Improved Community Communications: 22%  
Some improvements with an assessment: 60%

Improved landscaping: 13%  
Some improvements with an assessment: 68%

More sports competition: 32%  
Some improvements with an assessment: 78%

Better/more attractive Guardhouse: 4%  
Some improvements with an assessment: 88%

A Hot tub in Aruba: 8%  
Some improvements with an assessment: 67%

Drainage under greens: 8%  
Some improvements with an assessment: 65%

Upgrade Living Wall: 16%  
Some improvements with an assessment: 69%

Improved lighting on Selected Tennis Courts: 4%  
Some improvements with an assessment: 92%

**Some Differences  
Of those reporting Active Participation  
In activities and facilities  
In or At Ocean Village**

- More Men than Women participate in Golf: 56% versus 44%
- A few more Women than Men participate in Tennis: 52% versus 48%
- More Women participate in Bocce than Men: 55% versus 45%
- More Women than Men Swim Laps: 59% versus 41%
- More Women than Men participate in Water Aerobics: 84% versus 16%
- Men and Women equally use the Hot Tub
- More Women than Men seek Swimming Lessons: 88% versus 12%
- More Women than Men participate in Bridge and other Card Games: 69% versus 31%
- More Women than Men enjoy Live Entertainment at the Pool: 59% versus 41%
- More Men than Women participate on Boards/Committees: 56% versus 44%
- Men and Women equally enjoy Casino Trips
- More Men than Women enjoy "Sports" trips: 54% versus 46%
- More Women than Men enjoy "theater" trips: 73% versus 27%
- More Men than Women enjoy Fishing Trips: 60% versus 40%
- More Women than Men use the Library: 60% versus 40%
- More Women than Men play Table Tennis: 58% versus 42%
- A few more Men than Women play Pickle Ball: 52% versus 48%
- More Men than Women Fish from the Beach: 64% versus 36%
- More Women than Men Participate in Crafts: 83% versus 27%
- Men and Women equally participate in Fitness Activities
- A few more Men than Women use Weight Machines: 53% versus 47%
- A Few more Men than Women use Free Weights: 54% versus 46%
- A few more Women than Men use Treadmills: 54% versus 46%
- A few more Women than Men use the Bicycles: 55% versus 45%
- More Women than Men participate in Yoga: 85% versus 15%
- More Women than Men participate in Pilates: 93% versus 7%
- More Men than Women prefer early morning use of the Fitness Center: 62% versus 38%
- More Women than Men prefer late morning us of the Fitness Center: 59% versus 41%

## Selected Differences regarding Potential Future Improvements

### Improved Infrastructure

Overall Avg Score: 3.68

Males 3.57

Females 3.77

### A Really Great Club House

Overall Avg Score: 3.01

Males 2.99

Females 3.02

### Better Sidewalks

Overall Avg Score: 3.48

Males 3.47

Females 3.50

### Enhanced Security

Overall Avg. Score: 3.03

Males 2.90

Females 3.17

### Better Restaurant Facilities

Overall Avg Score: 3.10

Males 3.08

Females 3.14

### Drainage Under the Greens

Overall Avg Score: 2.20

Males: 2.24

Females 2.18

### Overall willingness for an assessment for some improvements

Male 45.9%

Female 54.1%