

## SCA HISTORICAL INFORMATION

### **Beginnings - Selby on the Bay Citizens Association**

The Selby on the Bay Citizens Association was formed subsequent to our community's famous 1938 Perpetual Injunction. While the original developers of Selby on the Bay, Williams & Branham, were trying to sublet our promised private beach area to the public for a fee, the residents rallied support behind the residents who were taking the Selby on the Bay Properties Co. to court for fraud. Mr. & Mrs. Robey - and anyone "similarly situated" to them in Selby, had won permanent rights to use all of the Community Beach and Park property as promised verbally through the sales speeches and also materially through the plats, which the salesmen used to sell the building lots.

The Selby on the Bay Citizens Association was formally organized August 4, 1938. The association acted for the community in public arenas and has improved and maintained the property at the beach ever since. Click [here](#) to view 1938 SBCA by-laws.

### **Selby Community Association -**

The Selby Community Association formed on January 12, 1962 after the Selby on the Bay Citizen's Association (SBCA) merged with the Selby Property Owners Association (SPOA). The SBCA had been in existence since 1938, just after the Circuit Court Injunction had been granted to resident Howard Robey, and his wife. Around 1960, a small faction of the community became dissatisfied with the SBCA and decided to form another association. The new association was called Selby Property Owners Association (SPOA). The two organizations co-existed for a while, having separate meetings, agendas, and interests, but the two finally mended their differences, rejoined one another and incorporated the Selby Community Association (SCA) in 1962.

### **Holiday Point Marina vs. Selby Community Association**

This was a long fought battle that was finally won by the community in 1996. The marina expansion threatened encroachment on our private beach and park area. Then SCA President, Bill Harding, our legal council, Tom Wohlgemuth, along with many volunteers, watermen, Holiday Point Marina owners and politicians fought long and hard on this issue. Our thanks to the many individuals that supported the SCA in this fight.

### **Growth and Development**

Our community association is not against growth and development, but we have two substantial marinas in our neighborhood, so we must limit the amount of commercial growth there is within our residential community. Increased traffic, pollution, noise and otherwise are all factors to consider with this type of growth. You can limit development, especially critical waterfront development, but you can never reverse it.

We have a duty to our permanent and long-time residents not to let the builders and developers do as they please in our community. It is apparent that it is our responsibility to monitor this development because the county is spread too thin to spend the proper time evaluating the commercial and residential development that is happening in our waterfront neighborhood.

When they find they have allowed something in error - their response is "sorry but there is nothing we can do now".

### **History-**

**1962** - SCA is incorporated from the merging of two earlier community organizations.

**1985** - Received "Pop's Park" from local property owner.

**1992** - Passed legislation limiting the development of our area.

With the AA Co. Communal Sewer System construction impending, Selby on the Bay was expected to develop to over 900 homes (more than doubling). This legislation limited larger tracts of developing areas of the community from being subdivided into individual minimum lot sizes. This legislation favored the community limiting developers from building on every inch of the community. To recoup the loss in value of the property limitations, developers have built larger, more moderate homes enhancing the community's appearance. Some of the property has been grandfathered or passed variances to achieve some of the smaller lot development.

**1996** - Success in limiting Holiday Point Marina expansion. Fear of increased pollution at Selby Beach and greater non-resident traffic in our community drove this issue for nearly 5 years.

**1998** - Received legal easement for and installed a new entrance sign at Mayo Road & Selby Boulevard. 1998 was first time in SCA history that a legal easement had been acquired for this property, limiting the property owners liability. A sign has been on this spot for over 6 decades.

**2000** - The Selby Trust, which has title to most of our community beach property, donated 3 parcels of the land to the Selby Athletic Association(SAA). An agreement was signed between the SCA, the SAA and the Selby Trust stating that the Selby Trust will grant to the SAA most of the rest of the property over the next six years. The Selby Trust is comprised of a family group who acquired the land 30 years ago. They do not reside in Selby.

Our Special Community Benefit Tax District was expanded to include the entire community of Selby on the Bay, instead of just the original older section. This action has increased our revenues dramatically, as well as allowing the whole neighborhood to contribute equally to upgrades and maintenance of our common areas.

**2001** - As of January 1, 2001, all lot owners in Selby on the Bay are members of the SCA. Judge Ronald A. Silkworth ordered that the SCA and all lot owners have free and unobstructed rights to the clubhouse.

### **Retrospective-**

Looking through the SCA archives - since 1962, there has been a decline in community participation and interest by the community residents. As with many of the summer-resort areas on the peninsula, our community has evolved into a community of full-time residents and the once powerful SCA has at the same time diminished with the county performing many functions that the community association once performed. The lack of community participation fostered a long period of declining interest. For many years our community association was made up of the same people, hard working but without enough time and support to regain the SCA's once powerful force on the Mayo Peninsula. Unable to find enough people to fill board positions the SCA board became frustrated and ineffective.

The SCA has made a resurgence in the past decade. We understand that today people are very busy with work and family, and few have time for community-oriented participation. But remember that your community is where you raise your family and an improvement in your community is good for everyone's family.

Our Community is like any other, except for that we have a beautiful private beach and the Benefit District to automatically provide the funds to improve it. I guess it is not like any other.

The SCA projects that, with current growth, the number of homes in Selby on the Bay will hit over 550 homes in 1999. With new owners in the community, great opportunities for enhancement of our Community Beach & Park and a revitalization of the association, we hope to set new standards and practices to meet the demands of today's growing community.

Martin O'Callaghan  
Past President  
1999

#### **Past SCA Presidents-**

1961-62 John Winner  
1962-63 Harry Garner  
1963-64 Marion M. Miller  
1964-65 George S. Thompson  
1965-66 John Samborn  
1966-67 John Samborn  
1967-68 George S. Thompson  
1968-69 George S. Thompson  
1969-70 Edward G. Gentner  
1970-71 Edward G. Gentner  
1971-72 Raymond King  
1972-73 Maude Glasscock  
1973-74 Michael Wader  
1974-75 James Boock  
1975-76 James Boock  
1976-77 Catherine L. Small  
1977-78 Loyal "Mike" Goff  
1978-79 James Boock  
1979-80 James Boock  
1980-81 Gary Moses  
1981-82 Stephen "Mike" Mattero  
1982-83 Stephen "Mike" Mattero  
1983-84 Edward Hitt, Jr.  
1984-85 Edward Hitt, Jr.  
1985-86 David T. Connolly  
1986-87 Salvatore Emelio, Jr.

1987-88 Bradley Kessler  
1988-89 Bradley Kessler  
1989-90 Edward Hitt, Jr.  
1990-91 Edward Hitt, Jr.  
1991-92 Michele Ruth  
1992-93 Michele Ruth  
1993-94 Bill Harding  
1994-95 Bill Harding  
1995-96 Bill Harding  
1996-97 Martin O'Callaghan  
1997-98 Martin O'Callaghan  
1998-99 Martin O'Callaghan  
1999-00 Susan Lanier  
2000-01 Susan Lanier