

## OCTOBER 2021 OIL LANTERN

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Date: Sunday, October 3, 2021, 03:02 PM CDT

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**OKALOOSA ISLAND LEASEHOLDERS ASSOCIATION, INC.**  
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**Fellow Leaseholders, SPECIAL NOTE: DON'T FORGET TO RENEW YOUR MEMBERSHIP FOR 2021-2022.**

**Due to computer problems I am sending you the October 2021 OIL Lantern by email. This email contains the following items.**

- **President's Message**
- **October 11, 2021 Meeting Agenda**
- **ARC Report for September**
- **DRAFT MINUTES (Revised) – OKALOOSA ISLAND LEASEHOLDERS ASSOCIATION – MAY 10, 2021**
- **DRAFT MINUTES (Revised) – OKALOOSA ISLAND LEASEHOLDERS ASSOCIATION – JUNE 14, 2021**
- **DRAFT MINUTES – OKALOOSA ISLAND LEASEHOLDERS ASSOCIATION – SEPTEMBER 13, 2021**
- **Treasurer's Report (June to September 2021 combined) - Copy Attached**
- **Treasurer's Report – October 2021 – Copy Attached.**

**Presidents Message for OIL Lantern 2021 October - David Sherry**

I hope you can join us in person at the Okaloosa Island Firehouse or via Zoom for our next membership meeting, 7 PM Monday, October 11.

**Temporary Beach Groins Are Coming To Okaloosa Island This November** – We've previously written in the OIL Lantern about temporary beach groins; how they work to add sand to the beach, including photos, and the 1,500 foot test project for Okaloosa Island, commissioned by Okaloosa County and funded with TDD bed tax dollars. The project will be located on the beach from Island Princess condo through the Wyndham hotel.

The project is on schedule with materials slated to arrive mid to late October, and installation starting November 1. The temporary groins must be removed no later than May 1. If all goes as planned we can expect additional and larger off-season installations in subsequent years.

**New Sand Fence and Dune Planting** – Also starting in early November, Okaloosa County will install new sand fence near the dune line on Okaloosa Island, As with the temporary beach groins, the permits do not allow construction to start before November 1.

Dune planting will begin after the sand fence is installed. Okaloosa County will notify us as soon as they are able to set a firm date for the dune planting, and we will let our volunteers know the date as soon as we hear from the County. If you haven't already contacted Rebecca Sherry or me, and you would like to volunteer to help plant sea oats on the dunes, please contact me at beach\_boy\_dave@yahoo.com or 850-244-2744.

**Proposed Santa Rosa Blvd Driving Lane Reduction** – At the September, 2021 OILA meeting the membership overwhelmingly passed a resolution formally opposing any reduction in driving lanes on Santa Rosa Boulevard. Per the resolution, Okaloosa County has been notified of OILA's objection.

**It's Membership Renewal Time** – Treasurer Jim Simpson has sent all OILA members their annual membership renewal notice. If you haven't already returned your notice and annual \$12 dues (or \$18 if you want the OIL Lantern by U.S. Mail) then we hope you will do so soon. Thank you to those who have already renewed.

## **October 11, 2021 Meeting Agenda**

**DATE:** Monday, October 11, 2021 **TIME:** 7:00 p.m

**PLACE:** For our October meeting, members will have the option of attending the meeting in-person at the Okaloosa Island Firehouse (104 Santa Rosa Blvd) or attending over the internet by Zoom

### **I. Pledge of Allegiance**

## **II. Roll Call of Board Members: David Sherry**

## **III. Approval of Minutes of Previous Meetings: John Donovan**

1. May 10, 2021 Draft Minutes (Revised). Printed in this newsletter
2. June 14, 2021 Draft Minutes (Revised). Printed in this newsletter
3. September 13, 2021 membership meeting minutes (draft). Printed in this newsletter.

## **IV. Treasurer's Report:- Jim Simpson**

### **1. Membership report.** – Update on Membership

Renewal for 2021-2022

### **2. Treasurer's Report**

- October 11, 2021 – Jim Simpson (Attached – Treasurer's Report – October 11, 2021)
- Treasurer's Report June 14, 2021 to September 13, 2021 (Attached – Treasurer's Report (June to Sept combined))
- Treasurer's Reimbursement and Approval

## **V. Standing Committee Reports:**

- Architectural Review Committee September 2021 report (printed in this newsletter)

## **VI. New and Unfinished Business:**

## **VII. Announcements; Speakers and Programs**

## **VII. Adjournment**

# **Architectural Review Committee Report for September 2021**

For the month of September, 2021 the ARC approved the following project(s):

1. 801 Tarpon; Block 8, Lot 452; Fence and Shade Structure; In Compliance and approved.
2. Convention Center; Replacement Signage; In Compliance and approved.

ARC Update: Leaseholder **Nick Hall** has been appointed to the ARC; replacing David Sherry

## **DRAFT MINUTES – OKALOOSA ISLAND LEASEHOLDERS ASSOCIATION – MAY 10, 2021**

**CALL TO ORDER:** Meeting called to order at 7:00 PM by **President David Sherry** via Zoom due to Covid-19.

**I. PLEDGE OF ALLEGIANCE:** Pledge of Allegiance led by **President David Sherry**.

**II. ROLL:** Board Members Present: **David Sherry (President), Rick Deckert (Vice President), John Donovan (Secretary), Brick Bradford, Ed Henderson, Jesse Hunt, Jack Pous.**

**III. MINUTES:** Secretary John Donovan made a motion, seconded by Director Ed Henderson, to approve the draft April 12, 2021 minutes (passed 11-0).

**IV. TREASURER'S REPORT:** Presented by President David Sherry on behalf of Treasurer Jim Simpson (See Attachment 1). OILA has 280 members. A motion to approve the April 12, 2021 Treasurer's report and to pay reimbursements was made by Kathy Foster, seconded by Secretary John Donovan (passed 14-0).

### **V. COMMITTEE REPORTS:**

#### **Standing Committees**

**Architectural Report:** President David Sherry stated the ARC April report is in the OIL Lantern. There were four approvals in April; a new home, a home addition, and two replacement signs.

### **VI. UNFINISHED AND NEW BUSINESS:**

President David Sherry stated we have an agenda item for a potential guest speaker, however, since the last membership meeting there was a special board meeting. At that meeting the board named Director Ed Henderson to contact Commissioner Carolyn Ketchel to ask her, with perhaps County staff, to speak to the membership.

Dave Hancock requested the minutes of that special board meeting. President David Sherry said the meeting was 6 days ago, and that draft minutes are not yet available nor yet approved by the OILA board. Dave Hancock was asked why he did not share any board meeting minutes from his tenure as OILA President. Mr. Hancock responded there were no board of directors meetings nor meeting minutes produced while Dave Hancock was OILA President. President Sherry pointed out former President Hancock's actions were in conflict with the OILA Bylaws which require board meetings for board action including to appoint ARC members, to establish the OILA meeting rules committee created during the Hancock tenure, etc. Secretary John Donovan said approved board meeting minutes will be made available after approval by the OILA Board.

### **VII. ANNOUNCEMENTS:**

- President David Sherry gave a dune planting update. Okaloosa County needs to get new sand fence installed before volunteers plant the dunes, and staff are considering hiring alternate contractors due to the labor shortage. There is still a chance we will plant in the Spring, but the planting may be delayed until the Fall. Please email him if you want to help. He said we will continue to keep everyone updated, and added that Okaloosa County has been very good in keeping us up to date.
- President David Sherry said his President's Report in the OIL Lantern describes the temporary groin project Okaloosa County plans to install in November.
- Carey Sue Beasley objects to the groin project and to the OIL Lantern project description.
- Carey Sue Beasley stated "the experiment" had no data to back it up and there had been no public support for it. President David Sherry said there was public support from beachfront property owners whom Okaloosa County asked him to contact. President Sherry stated the Surf Dweller condo board voted unanimously in support. President Sherry added an Island Princess Director is on this call, and Mr. Sherry believes that board voted unanimously in support after a call with Okaloosa County staff and the groin vendor. President Sherry said he had made the offer to Okaloosa County to add Island Princess and remove Waters Edge where Mrs. Beasley owns. President Sherry stated Vince Bruner supports the project for his properties.
- Director Brick Bradford asked what year the project would be done. President Sherry responded November 2021 to March 2022. Director Brick Bradford asked if it worked would the project be done along the entire beach. President Sherry responded it would not but that the location would rotate.
- Dave Hancock wants the project done at El Matador. President David Sherry said he asked the County to include El Matador. President Sherry was told Okaloosa County wants to use properties between public accessways and with owner support, and El Matador borders Eglin Air Force land on the west.
- After a lengthy discussion, President Sherry asked to move on. Director Brick Bradford made a motion, seconded by Paula Hudson to continue discussion, passed 14-3 (Director Jack Pous, President David Sherry, Brian Smith opposed).
- Carey Sue Beasley stated that you will not be able to reach your shoreline if "the experiment" is in place. She stated you will not be able to walk the beach. President David Sherry disagreed, and said photos in the reports from the vendor show people enjoying the beach between the temporary groins. He added they only put enough fence on shore to keep the groin from being flanked in storms.
- President Sherry said Okaloosa County approached him with a proposition: if you can get the support of beachfront property owners spanning 1500 feet, preferably between accessways then Okaloosa County will include those properties in the project. President Sherry said he gained support of property owners spanning over 2600 feet before the County asked him to stop.
- President David Sherry reminded the membership of the OILA membership priorities survey. Five of the top six out of about forty five membership priorities are beach related, including "Coastal or offshore structures to preserve Okaloosa Island beach" which includes the proposed groins.
- Carey Sue Beasley opposes "the experiment" as a rental property manager because of the financial hardship it will impose. President Sherry asked Mrs. Beasley not to kill the groin project, and for her to think of all those who want it.
- Farley Street asked when meetings will resume at the Fire Station. President Sherry stated the Fire Chief has advised him the room will likely be available in the Fall.
- Farley Street stated, and Dave Hancock concurred, that beach vendors are not respecting the 25 foot from the surf "no umbrella" line per the County ordinance. President Sherry said he was aware of a 25 foot setback from the dune for emergency vehicles, but not aware of a 25 foot setback at the water line. President Sherry asked for Mr. Street and Mr. Hancock to identify and send him where the ordinance lists a surf setback.

## VIII. ADJOURNMENT:

The meeting was adjourned at 8:04 PM (motion by Rebecca Sherry, seconded by Secretary John Donovan) and passed 17-1 (Director Brick Bradford opposed).

## **DRAFT MINUTES – OKALOOSA ISLAND LEASEHOLDERS ASSOCIATION – JUNE 14, 2021**

### **DRAFT MINUTES – OKALOOSA ISLAND LEASEHOLDERS ASSOCIATION – JUNE 14, 2021**

**CALL TO ORDER:** President David Sherry called to order at 7:00 PM a combined in-person and via Zoom membership meeting at the Okaloosa County Convention Center.

**I. PLEDGE OF ALLEGIANCE:** Pledge of Allegiance led by **President David Sherry**.

**II. ROLL:** Board Members Present: **David Sherry (President), Rick Deckert (Vice President), John Donovan (Secretary), Brick Bradford, Ed Henderson, Jesse Hunt, Jack Pous.**

**III. SPEAKER:** Okaloosa County Commissioner Carolyn Ketchel with Okaloosa County supporting staff, and NuShore company representatives gave presentations then answered audience questions.

Commissioner Ketchel stated Brooks Bridge replacement will begin in 2022. She said currently there is no plan to develop northside accessways beyond accessway #2, the boat basin.

Commissioner Ketchel invited those present to attend a 2 PM November 11, 2021 statue unveiling ceremony at Veterans Park.

Dr. Charles Benedict, President of Nushore, gave a slide presentation on the temporary groin project planned for two sections of Okaloosa Island and at James Lee Park in Destin from November to May 2022. He said their groins mitigate beach erosion. The planned project is paid by Okaloosa County Tourist Development Department taxes. Nushore installed similar groins at Eglin a few years ago. That project was successful in building beach.

Scott Bitterman of Okaloosa County said crepe myrtles will be planted along Santa Rosa Boulevard in a few weeks. He added construction at the former boat basin area is awaiting a Corps of Engineers permit.

OILA President David Sherry stated audience questions would be taken alternating between in-person and Zoom participants.

Lisa Johnson via Zoom commented that regarding Santa Rosa Boulevard, many residents just want existing roads repaired, not the 30A vision that had been previously stated by Commissioner Ketchel. Commissioner Ketchel responded, the County has no plan to overtake your island.

Scott Bitterman said a lot of people are worried about the County's proposed southside sidewalk. He said FDOT ("Florida Department of Transportation") had pressured the County to move forward on the southside sidewalk after the county accepted a grant. He added the County's southside sidewalk design has been paused.

Commissioner Ketchel said she hears mixed messages on Island sidewalks, and that if Okaloosa Islanders don't want sidewalks, she can take them to Shalimar.

Rebecca Sherry clarified that at OILA and at Condo Alliance of Okaloosa Island meetings, proposals for repairing, replacing, or expanding the northside sidewalk along Santa Rosa Boulevard are very popular, but adding a southside sidewalk is opposed. Rebecca said these Islander positions have been consistent at meetings she has attended since 2016.

Dave Hancock via Zoom supports temporary groins, and wants the project expanded. Craig Coffey of Okaloosa County responded the planned groins can be reused 3-4 times, and if the project is successful, groins may be used on all of Okaloosa Island beach over time.

President David Sherry asked Dr. Charles Benedict if there is an optimal length for temporary groins. Dr. Benedict stated the longer the project, the greater impact it will have on trapping sand and rebuilding beach. Dr. Benedict considers 1500 feet length and 6 months duration minimum quantities for success.

Director Jack Pous asked Commissioner Ketchel what can be done to get an Okaloosa Island owner or OILA representation on the Okaloosa County Tourist Development Council. Craig Coffey of Okaloosa County stated Jackie Blue, an Island Hotel employee, is the Okaloosa Island representative, and that the city of Fort Walton Beach also represents Okaloosa Island. Jack responded that an Okaloosa Island property owner or OILA member would better represent Okaloosa Island. He said the city of Fort Walton Beach representative does not have the same interests as an Okaloosa Island representative.

President David Sherry said that under the County's proposed Tourist Development Tax ("TDT") expansion the city of Destin has been granted a special carve out exception to guarantee their interests are represented on the Council. President Sherry asked Commissioner Ketchel to negotiate for Okaloosa Island to have a similar exception, adding Okaloosa Island property owners remit the County's second highest bed taxes.

Commissioner Ketchel responded Okaloosa Islanders do not get to vote on the expanded TDT district, only those outside the existing TDT district get that vote.

Kathy Foster asked and had confirmed that crepe myrtle expenses will be paid from the Island Lighting MSBU fund all Okaloosa Islanders pay instead of from Okaloosa County Tourist Development Taxes per the OILA membership vote.

Jay Juliano commented it was far more important to get burnt out street lights repaired than to plant crepe myrtles in the medians.

Michelle Seitz asked for pushbuttons at Santa Rosa Boulevard crosswalks like Highway 98 in Destin.



Jim Bengier wants a water taxi between Fort Walton Beach and Okaloosa Island.

Nancy Hunt opposes all water taxi proposals between Fort Walton Beach and residential northside neighborhoods. Okaloosa County officials have proposed water taxis to increase tourism, and to further develop northside accessways.

Director Jesse Hunt asked if Okaloosa County had commissioned a hydrodynamic study to alleviate Santa Rosa Boulevard flooding. Commissioner Ketchel said the County held town hall meetings on that subject.

Director Brick Bradford asked when is enough tourism enough? He opposes northside accessway development.

Lisa Johnson complained persistent beach vendor issues were ignored as Islanders sent e-mails and photos last season per the County program, yet no one acknowledged receipt nor took action. Craig Coffey of Okaloosa County admitted that program fell through the cracks.

**IV. ANNOUNCEMENTS:** President David Sherry thanked the speakers, and announced the next OILA membership meeting will be 7 PM September 13, 2021.

**V. ADJOURNMENT:** The meeting was adjourned at 8:32 PM by President David Sherry.

John S. Donovan, OILA Secretary

## **DRAFT MINUTES – OKALOOSA ISLAND LEASEHOLDERS ASSOCIATION – SEPTEMBER 13, 2021**

### **DRAFT MINUTES – OKALOOSA ISLAND LEASEHOLDERS ASSOCIATION – SEPTEMBER 13, 2021**

**CALL TO ORDER:** Meeting called to order at 7:00 PM by **Vice President Rick Deckert** at the Okaloosa Island Firehouse and by **Secretary John Donovan** via Zoom.

**I. PLEDGE OF ALLEGIANCE:** Pledge of Allegiance led by **Vice President Rick Deckert**.

**II. ROLL:** Board Members Present: **David Sherry (President), Rick Deckert (Vice President), John Donovan (Secretary), Ed Henderson, Jesse Hunt, Jack Pous.**

**III. MINUTES:** After a brief discussion Secretary John Donovan made a motion, seconded by Paula Hudson, to defer approval of the May 10, 2021 and June 14, 2021 membership meeting minutes. The motion passed unanimously. John Donovan requested anyone with objections to send comments to [jdonovan1@mindspring.com](mailto:jdonovan1@mindspring.com) before next month's meeting.



**IV. TREASURER'S REPORT: June thru Sept 2021** Presented by Secretary John Donovan via Zoom on behalf of Treasurer Jim Simpson - **Open attachment: Treasurer's Report (June to September combined).**

**VI. NEW BUSINESS:**

1. Vice President Rick Deckert read the resolution to oppose any reduction in driving lanes on Santa Rosa Boulevard published in the September OIL Lantern. He opened the floor for discussion.

Members Carey Sue Beasley, Kathy Foster, and Paula Hudson spoke against the resolution. Paula Hudson said the Okaloosa Island Fire Department supports the County's proposed design change that eliminates Santa Rosa Boulevard driving lanes from 4 to 3 to 2 lanes going East to West.

President David Sherry spoke in support of the resolution, and made a motion to simplify the original resolution to the clause, "Now therefore be it resolved that the Okaloosa Island Leaseholders Association formally notify Okaloosa County that as long as the Project contains the Boulevard lanes reduction feature, the Project does not have the support of the Okaloosa Island Leaseholders Association." Secretary John Donovan seconded the motion.

The resolution passed 47-5 (Dave Hancock, Paula Hudson, Leanne Jones, Linda Shaffer, Gloria Turner opposed).

2. Vice President Rick Deckert read the following resolution from the agenda to donate \$1,000 to the Okaloosa Island Fire Department, "Kathy Foster requests that OILA donate \$1,000 to the Okaloosa Island Fire Department toward the purchase of two laryngoscopes." A short discussion followed. President David Sherry asked Kathy how much money has been raised so far. She replied that she did not have that information with her. Director Ed Henderson made a motion to adopt the resolution, seconded by Kathy Foster. The resolution passed 24-16.

**VII. ANNOUNCEMENTS:** None.



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Treasurer's Report (June to Sept combined).docx.pdf

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