

**OCTOBER 2023 EDITION OF THE OKALOOSA ISLAND LEASEHOLDERS  
NEWSLETTER, THE OIL LANTERN**

Page 1 of 6 pages



P.O. Box 4323  
Ft Walton Beach, FL 32549

**OKALOOSA ISLAND LEASEHOLDERS  
ASSOCIATION**

**ADDRESS CORRECTION REQUESTED**

Our October 2023 meeting will be held on **Monday, October 9** starting at 7 pm. For our September 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. In a few days OILA members will receive a Zoom meeting invitation by e-mail, with instructions on how to join the meeting.

**IN THIS NEWSLETTER**

- Report from the President – **Brian Harrington**
- Wuzzle Puzzles
- Oct 9, 2023 Meeting Agenda
- Rainfall for September 2023
- Wuzzle Puzzle Answers
- This Month in History: October
- Draft Minutes – Sept 11, 2023 OILA Owners Meeting
- Architectural Review Committee Report for September 2023



**TO RENEW YOUR OILA MEMBERSHIP  
FOR 2023- 2024!**

**IT'S ON-LINE AND EASY TO DO.**

To renew your membership on-line, click on the OILA website [www.oilaweb.com](http://www.oilaweb.com); then in the center of the page click "Join OILA". This will take you to our membership page containing our links to Zeffy. Zeffy is an on-line tool we use to manage membership renewals. If you would prefer to renew your membership by personal check please remit your dues (\$12 for membership or \$18 for membership plus U.S. mail delivery of your OIL Lantern) payable to OILA and mail your renewal to OILA, P.O. Box 4323, Ft Walton Beach, FL 32549. If you have any questions about your membership, please contact the Treasurer, Jim Simpson, 850-585-2116, [sanleanna@cox.net](mailto:sanleanna@cox.net)



# THE OIL LANTERN- SUMMER 2023

THE NEWSLETTER OF THE OKALOOSA ISLAND LEASEHOLDERS ASSOCIATION, Inc  
P.O. Box 4323, Fort Walton Beach, FL 3254

Editor: Jim Simpson, (850) 585-2116 Association Website: [www.oilaweb.com](http://www.oilaweb.com)

October 2023



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## REPORT FROM THE PRESIDENT – Brian Harrington

**3 years ago OILA conducted a survey asking: “What do you want for Okaloosa Island?”**



*Overwhelmingly back in 2020, our responding members indicated that their top that their top concerns were beach preservation & dune restoration using only the best quality sand.* Other answers included holding off on Santa Rosa Blvd modifications, improving drainage and sewage, moving power lines underground, the bridge-to-bridge bike path, and improving the pedestrian crosswalks.

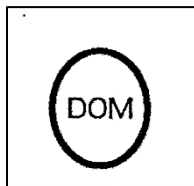
**Members I’ve spoken with have indicated that they want the following:** to enjoy our pristine white sandy beaches, to travel safely up and down Santa Rosa Blvd without delay, to re-nourish our beach dunes with quality sand, to conserve our protected habitats, to maintain reliable infrastructure & utilities, to enjoy beautiful landscaping with adequate drainage, to fund citizen-driven projects and to have a large reserve to help rebuild our Island in the event of a major storm, and lastly, to have neighbors who abide by the protective covenants and restrictions—*just to name a few.*

We find ourselves in an ever-changing environment—one that necessitates that our membership conducts a periodic review of our priorities. Once re-confirmed and ordered accordingly, we can move forward to a common objective.

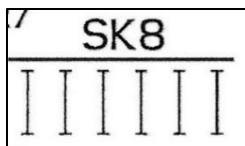
**Please give thought to your top 3 priorities.** In the coming weeks, we’ll enhance the website and add the ability to conduct member-driven polls with the intent of keeping our priorities up-to-date and relevant.

Finally, increasing OILA membership is one of the board’s top tasks. If you haven’t yet renewed your membership, please either contact treasurer Jim Simpson, or visit [oilaweb.com](http://oilaweb.com) and renew online. A robust membership body with a unified voice is the best way to have OILA’s needs addressed. OILA—we’re stronger together.

**WUZZLE PUZZLES** - What is a Wuzzle Puzzle? It is a puzzle consisting of combinations of words, letters, figures, or symbols positioned to create disguised words, phrases, names, places, etc. Are you ready to take the challenge and figure out the “disguised” meaning of these wuzzles? Good luck. The answers are available on page 2 of this newsletter.



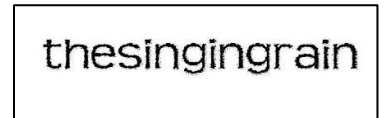
**Wuzzle No. 1**



**Wuzzle No. 2**



**Wuzzle No. 3**



**Wuzzle No. 4**

**October 2023 Meeting Agenda Date: Monday, October 9 Time: 7:00 p.m.**

**I. PLACE:** For our October 2023 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.

**II. Pledge of Allegiance**

**III. Roll Call of Board Members: Brian Harrington**

**IV. Approval of Minutes of Previous Meetings: John Donovan** - Draft minutes, September 11, 2023 Meeting (copy in this newsletter)

**V. Treasurer's Report for October 2023 - Jim Simpson**, Treasurer

**VI. Standing Committee Reports: Brian Smith:** Architectural Review Committee Report for September 2023 (printed in this newsletter and for info only)

**VII. New and Unfinished Business**

- 1. Welcome to Dylan Hunt**
- 2. Letter to Eglin AFB Commander**
- 3. Discussion—What's your top 3 OILA Priorities?**
- 4. Website Update**
- 5. There will be a Public Hearing during the BCC Meeting in Shalimar at 8:30am on October 17<sup>th</sup>.**

*The purpose of this hearing is to consider an Ordinance amending Chapter 11, Article VI of the Okaloosa County Code of Ordinances titled "Code Enforcement" revising the enforcement procedures related to Okaloosa Island Covenant and restrictions and updating the timing for bringing forward a nuisance abatement proceeding. The Ordinance also creates an Article VII that establishes the application process for satisfaction and reduction of code enforcement liens. - Stay tuned—we're not certain of the exact nature of this Code Enforcement Amendment until the public notice is posted.*

**VIII. Announcements, Speakers and Programs:**

**XI. Adjournment**

**September 2023 Rainfall 6.7 Inches**

- Sept 1.....**2.0** inches
- Sept 2.....**0.7** inches
- Sept 3.....**1.6** inches
- Sept 12.....**0.3** inches
- Sept 13.....**0.1** inches
- Sept 15.....**0.6** inches
- Sept 17.....**0.7** inches
- Sept 20.....**0.1** inches

September Avg Rainfall.....**7.2** inches  
Variance to Average..... **- 0.5** inches

Oct Avg Rainfall..... **4.3** inches  
Oct Record High..... **99° F** (1954)  
Oct Record Low ..... **27° F** (1989)  
Oct Avg Water Temperature...**81° F**

Nov Avg Rainfall.....**4.1** inches  
November Record High ..... **89° F** (1998)  
November Record Low ..... **18° F** (1950)  
Nov Avg Water Temperature...**72° F**

YTD Variance ..... **- 15.5** inches  
Year to Date Rainfall.....**37.8** inches  
Avg Annual Rainfall ..... **65.1** inches

**WUZZLE PUZZLE ANSWERS**

**Wuzzle No. 1**



**Domino**

**Wuzzle No. 2**



**Skating on Thin Ice**

**Wuzzle No. 3**



**Head Over Heels in Love**

**Wuzzle No. 4**



**Singing in the Rain**

**THIS MONTH IN HISTORY – OCTOBER**



**October 3, 1863** - President Abraham Lincoln issued a proclamation designating the last Thursday in November as Thanksgiving Day.

**October 6, 1927** - The first "talkie" opened in New York. *The Jazz Singer* starring Al Jolson was the first full-length feature film using spoken dialogue.

**October 6, 1941** - Electric photography, now referred to as xerography or photocopying, was patented by Chester Carlson.

**October 10, 1973** - Spiro T. Agnew (1918-1996) resigned the office of Vice President of the United States amid charges of income tax evasion on illegal payments allegedly received while he was governor of Maryland and after he became Vice President.

**October 13, 1792** - The cornerstone of the White House was laid by George Washington. The building, located at 1600 Pennsylvania Avenue, is three stories tall with over 100 rooms, and was designed by James Hoban.

**October 22, 1940** - Julian, Mayer, and Krause received a patent for cortisone, used to treat rheumatoid arthritis, bursitis, adrenal insufficiency, allergies, diseases of connective tissue, and gout.



**October 24, 1861** - The first transcontinental telegraph system was completed, making it possible to transmit messages rapidly (by mid-19th-century standards) from coast to coast.

**October 29, 1929** - The stock market crashed as over 16 million shares were dumped amid tumbling prices. The Great Depression followed in America, lasting until the outbreak of World War II.

## DRAFT MINUTES - OILA MEMBERS' MEETING 11 SEP 2023

DIRECTORS IN ATTENDANCE: BRIAN HARRINGTON, LOUIS BELANGER, FRANK ADCOCK, JERRY BOGGESS  
STAN KING, DAVID JONES

OFFICERS IN ATTENDANCE: SECRETAR. JOHN DONOVAN, AND TREASURER, JAMES SIMPSON

This meeting was held at the fire station and via ZOOM on 11 September at 19:00 CST. A quorum was established at 19:00 with 6 board members being present. Absent was Chris Miller.

There was a moment of silence following the Pledge of Allegiance in remembrance of 9/11. Roberts Rules of Order were briefly discussed with Lori Waschak serving to help moderate the meeting. ZOOM protocol for joining the discussion was also addressed.

Jim Simpson briefed June 12, 2023 and the September 2023 treasurer's reports (copies attached to these minutes).. John Donovan made a motion to reimburse the Treasurer for expenses. This motion was seconded and passed unanimously.

John Donovan made a motion to approve the minutes from June 2023's election meeting. Frank Adcock seconded the motion and it also passed unanimously.

Brian Harrington moved to reimburse Mr. Jay Waschak \$90 for expenses incurred by transferring OILAs website to a new host. This motion also passed unanimously.

Nick Hall provided the ARC report and clarified the formal complaint process for code enforcement violations of the PC&Rs with the county.

The format of the direct mail campaign postcard was discussed with a targeted completion date of the end of 2023. There was a discussion involving OILA's intent to retain the legal services of Moorhead Law Group. The proposed retainer fee was \$650 and that fee includes 2 hours of legal services as well as a \$25 reduction in the hourly rate for legal services. Lori Waschak indicated that a motion was brought forth to open the issue for discussion. Jack Pous mentioned how legal services are billed, not only by time spent on the phone, but also all the time involved with researching the issue at hand. Marie Leibold asked why the Board wasn't considering a local Okaloosa Based Law Firm. Brian Harrington mentioned that his commercial HOA has extensive experience with Moorhead Law Group and that the fees were very reasonable. Stan King mentioned previous conflicts of interest with local attorneys in the past. Jack Pous moved to expand the motion to provide for a single point of contact to interface with the attorney as selected by the Board. Brick Bradford mentioned that the previous Board's research led him to recommend going outside the county in search of an attorney in order to remain impartial and free of conflicts of interest.

John Donovan clarified that any attempt to modify the Island's PC&Rs would require the majority of the Island's leaseholders. John Donovan indicated that OILA doesn't have any immediate legal problems, only potential problems—one of which being the proposed lane reduction on SRB. Brian Harrington mentioned that the Board is interested in retaining an attorney for smaller legal issues involving the PC&Rs, such as a current case arguing for short term rentals on the island and that an attorney could assist OILA in drafting a letter to the county. Brian Harrington stated that the question of retaining an attorney has been around for quite some time and the he felt that it was time to put the issue to a vote. David Sherry addressed a technical issue with the in-room camera. He also clarified that any amendment to the Island's Covenants required a majority of the leaseholders. Nick Hall suggested the funding for the attorney, if approved, should become a line item on the treasury report. Frank Adcock brought up a scenario wherein legal fees exceed the retainer & who authorizes the additional expenditure. Brian Harrington indicated that any additional fees would require a majority membership vote during a regular monthly meeting to approve the expenditure. Jack Pous brought up the potential for emergency expenditure of legal fees and Brick Bradford clarified the process to hold a special short-notice meeting to address such an issue. Frank Adcock suggested that the board outline the scenarios in which additional expenditures would be required. Lori Waschak then suggested vote be cast on the current motion as it is currently expanded and that a separate motion be raised to address any potential legal scenarios that may arise. Brian Harrington then called for a motion to retain Moorhead Law Group for the calendar year 2024 with a retainer fee not to exceed \$650. Lori Waschak made the motion, and Frank Adcock seconded the motion. The motion passed unanimously in the room and several members voted their approval on zoom via voice. Brian Harrington then called for any nay votes and received none in the room or online.

Mark Waschak then assisted in providing a tour of OILAs new website and a tutorial for the online membership process as well as the process for confirming eligibility.

The meeting was then opened for general membership discussion and Scott Standish sought clarification of the county's plan to reduce the traffic lanes on SRB. Brian Harrington explained that under the current plan, SRB reduction to two lanes with no provision for a turn lane occurs at Pelican Drive and continues all the way to the El Matador. Brian Harrington stated the OILA isn't against the SRB Improvement Project—OILA is against the project as it currently stands because of the included lane reduction. Potential problems were discussed involving restaurant and high traffic areas.

Jack Pous made a motion to appoint a board member to interface with the county regarding the SRB improvement project. Frank Adcock suggested that Stan King be chosen due to his extensive military background. Louis Belanger seconded the motion and Stan King was voted unanimously to talk with the county on matters regarding the SRB project and associated lane reduction. Ed Henderson mentioned that as he understood it, the BCC was already committed to reducing the traffic lanes on SRB and that Commissioner Goodwin may be receptive to OILA's desire to at least include a turn lane. Frank Adcock restated his opinion that, as an EM Physician, any lane reduction was not in the interest of public safety. Brian Harrington stated that he and Stan King were drafting a letter to the Eglin AFB commander in order to seek the USAF's position on a potential loss of traffic lanes on SRB. He stated that receiving a position letter from the USAF was unlikely and that a second letter to a member of Florida's Congress would likely be required.

Jim Simpson asked to confirm if the new domain was ready to handle online membership applications. Brian Harrington indicated that the online process was already in use and that 6 members had already signed up. David Sherry mentioned that the Zoom polls didn't appear during the meeting. Mark Waschak said that he drafted the polls and had them up at the beginning of the meeting, however for some reason, they weren't visible to everyone on Zoom. This technical issue was discussed and recommendations were made to enhance the polling process going forward.

Mark Waschak made the motion to adjourn the meeting and Brick Bradford seconded it and thanked the new Board of Directors for their recent efforts. The meeting was adjourned at 20:00 CST.

**TREASURER'S REPORT: June 12, 2023**

**MEMBERSHIP TOTAL: 280 May 8, 2023 TOTAL BALANCE: \$ 27,007.31**

**ASSOCIATION DISCRETIONARY FUND BALANCE AS OF MAY 8, 2023..... \$ 25,497.98**

**RECEIPTS SINCE LAST REPORT.....No Receipts**

**EXPENDITURES:.....No Expenditures**

**EXPENSES PENDING APPROVAL FOR PAYMENT:**

Reimburse Jim Simpson for the cost of stamps to mail the June 2023 OIL Lantern ..... \$ 25.20

**ASSOCIATION DISCRETIONARY FUND BALANCE AFTER RECEIPTS, EXPENDITURES & EXPENSES PENDING APPROVAL FOR PAYMENT AS OF JUNE 12, 2023 .....\$ 25,472.78**

**BEAUTIFICATION FUND BALANCE AS OF May 8, 2023.....\$ 1,421.28**

**BEAUTIFICATION FUND EXPENDITURES SINCE LAST REPORT .....No Expenditures**

**BEAUTIFICATION FUND BALANCE AS OF June 12, 2023.....\$ 1,421.28**

**CHRISTMAS DECORATING FUND BALANCE AS OF MAY 8, 2023..... \$ 88.05**

**CHRISTMAS DECORATING FUND EXPENDITURES SINCE LAST REPORT .....No Expenditures**

**CHRISTMAS DECORATING FUND BALANCE AS OF June 12, 2023 .....\$ 88.05**

**SUMMARY: June 12, 2023 Fund Balances**

-- Association's Discretionary Fund Balance. ....\$ 25,472.78

-- Beautification Fund Balance.....\$ 1,421.28

-- Christmas Decorating Fund Balance (Donations).....\$ 88.05

**TOTAL FUNDS BALANCE.....\$ 26,982.11**

**TREASURER’S REPORT: September 11, 2023**

**MEMBERSHIP TOTAL: 280     June 12, 2023 TOTAL BALANCE: \$26,982.11**

**ASSOCIATION DISCRETIONARY FUND BALANCE AS OF June 12, 2023..... \$ 25,472.78**

**RECEIPTS SINCE LAST REPORT.....\$ 3.00**

**EXPENDITURES:**

Payment to the U.S. Postal Service for 6 month rental of P.O. Box 4323..... \$ 88.00

**EXPENSES PENDING APPROVAL FOR PAYMENT:**

Reimburse Jim Simpson for the cost of postage to mail the Summer 2023 OIL Lantern..... \$ 26.40

Reimburse Jim Simpson for the cost of postage to mail the September 2023 OIL Lantern.....\$ 31.68

**ASSOCIATION DISCRETIONARY FUND BALANCE AFTER RECEIPTS, EXPENDITURES & EXPENSES PENDING APPROVAL FOR PAYMENT AS OF SEPTEMBER 11, 2023 ..... \$ 25,329.70**

**BEAUTIFICATION FUND BALANCE AS OF June 12, 2023..... \$ 1,421.28**

**BEAUTIFICATION FUND EXPENDITURES SINCE LAST REPORT .....No Expenditures**

**BEAUTIFICATION FUND BALANCE AS OF September 11, 2023..... \$ 1,421.28**

**CHRISTMAS DECORATING FUND BALANCE AS OF JUNE 12, 2023.....\$ 88.05**

**CHRISTMAS DECORATING FUND EXPENDITURES SINCE LAST REPORT .....No Expenditures**

**CHRISTMAS DECORATING FUND BALANCE AS OF September 11, 2023 ..... \$ 88.05**

**SUMMARY: June 12, 2023 Fund Balances**

-- Association’s Discretionary Fund Balance. ....\$ 25,329.70

-- Beautification Fund Balance..... \$ 1,421.28

-- Christmas Decorating Fund Balance (Donations).....\$ 88.05

**TOTAL FUNDS BALANCE.....\$ 26,839.03**



**ARCHITECTURAL COMMITTEE REPORT FOR SEPTEMBER 2023:** The OILA Architectural Review Committee (ARC) received and reviewed the following during June and July 2023 and upon review and adherence to the OILA Covenants, has approved the following project(s):

<u>Date</u>	<u>Lot(s)</u>	<u>Block</u>	<u>Owner/POC/Address</u>	<u>Description</u>	<u>In-Compliance &amp; Approved</u>
28 Sep			D. Wright Aqua Villa Condo	Exterior Restoration	YES

**Special Notes:** The OILA ARC instructions for your project are located on the OILA website:

[Okaloosa Island Leaseholders Association - OILA - Architecture Review](#)

Please read and follow the instructions for submission of an OILA ARC application:

3. OILA ARC review package:
  - 3.1. Completed OILA ARC application,
  - 3.2. Survey plat of the property,
  - 3.3. Overlaid illustration of the project on a copy of the survey plat.
  - 3.4. Other supporting documents\* (drawings, plans, specifications, etc.) (\*If these are large files, they can be submitted separately).

(Combine the files into one file for submission to the ARC, either in MS Word or Adobe PDF format.)

4. Email the completed ARC application file to the OILA ARC for review at [OILAARC@yahoo.com](mailto:OILAARC@yahoo.com).

The ARC applications will be reviewed in the order they are received and the review will be completed within 2 weeks of a completed application. (Note: The ARC no longer holds meetings in-person/zoom meetings the 1<sup>st</sup> and 3<sup>rd</sup> Thursday’s of the month)