

**MAY 2020 EDITION OF THE OKALOOSA ISLAND LEASEHOLDERS  
NEWSLETTER, THE OIL LANTERN  
Page 1 of 12 Pages**



**P.O. Box 4323 OKALOOSA ISLAND LEASEHOLDERS ASSOCIATION,  
Ft Walton Beach.FL 32549**

**ADDRESS CORRECTION REQUESTED**

For the safety of our members and to comply with CDC and State of Florida guidelines, our May 11 OILA meeting will be conducted starting at 7:00 pm **over the internet by Zoom**. In a few days OILA members will receive a meeting invitation by e-mail, with instructions on how to join the meeting.

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# The OIL Lantern



THE NEWSLETTER OF THE OKALOOSA  
ISLAND LEASEHOLDERS ASSOCIATION, Inc  
P.O. Box 4323, Fort Walton Beach, FL 32549,  
Editor: Jim Simpson, (850) 585-2116  
Association Website: [www.oilaweb.com](http://www.oilaweb.com)

## MESSAGE FROM THE PRESIDENT – David Sherry

**Good News re: the Okaloosa Island Protective Covenants and Restrictions (Covenants)** – In short, the Covenants are much safer than some thought. These Covenants are our protection, the deal we all bought into when we purchased our property. There were rumblings from at least one county commissioner about having Okaloosa County change the Covenants in ways many islanders would not like. At OILA's March 9, 2020 meeting, the membership voted 64 - 3 to approve a resolution to preserve the Covenants as they are. But a resolution alone can't protect the Covenants.



John Donovan (OILA Secretary) found a case that does just that – protect the Covenants. It turns out that OILA sued Okaloosa County over this issue and won a judgment from Florida's First District Court of Appeals in 1978 stating that Okaloosa County could not change the Covenants without the approval of the leaseholders in the affected area. We have conveyed this case to Okaloosa County. The case was researched and it is still valid.

This case is an important part of OILA's history that was nearly lost. I heard a rumor about it from a man who died many years ago. But when I asked some of our long standing residents and OILA members, none could recall it. Thankfully John Donovan knew how to find it.

**We're All In This Together** – I occasionally hear from members with questions or comments that go something like this: 1) Why does OILA oppose the Northside Accessway #2 plan? We should be able to access the sound side; 2) OILA should not let ...non-Florida residents vote, ...rental property owners vote, ...non-residents run for the board; 3) I can't understand why any OILA officer (or Island property owner) would try to give our East Pass sand to Destin.

The answers to each question/comment have their own specifics, but they all have one answer in common – we are all in this together. We all have an interest in this island. We need to stick together. We can't allow ourselves to be divided into this or that faction or it harms us all. I've heard OILA officers tell the BCC or TDC to give our East Pass sand to Destin, but I've never heard anyone from Destin or Holiday Isle tell the BCC or TDC to give that sand to us.

I believe the vast majority of Okaloosa Islanders love the Island and want to do what is best for the Island and their fellow islanders. Anyone letting their ego, grudges, or other issues get in the way of that needs to get over it so we can all move forward.

**Covid-19 Items** – The Okaloosa BCC accelerated the re-opening of our beaches and the fishing pier, voting to re-open our beaches from dawn to dusk starting mid-day on May 5. Social distancing guidelines including gathering size still apply and are encouraged. Some restaurants are open for carryout, and started May 4 with limited outdoor and indoor seating. There is no word on when Governor DeSantis' executive order will be amended to allow short term rentals of condos and homes. Hotel and condo parking lots on Okaloosa Island are still nearly empty. CDC guidelines and Governor DeSantis' executive orders still apply, and are subject to change at any time.

**May 11, 2020 OILA Meeting** – For the safety of our members and to comply with CDC and State of Florida guidelines, our May 11 OILA meeting will be conducted over the internet by Zoom. In a few days OILA members will receive a meeting invitation by e-mail, with instructions on how to join the meeting.

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## OILA Meeting Agenda;

**DATE:** Monday, May 11,2020;  
**TIME:** 7:00 p.m.  
**PLACE:** Virtual meeting via Zoom  
**Call to Order / Zoom Meeting**  
Protocols

### I. Pledge of Allegiance

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

**III. Approval of Minutes of Previous Meetings: John Donovan**  
- March 9, 2020 membership meeting minutes  
- April 13, 2020 board meeting minutes

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

- Membership report.  
- Treasurer's Reports for April and May, 2020.  
- Treasurer's Reimbursement and Approval.

### V. Standing Committee Reports:

- Architectural Review Committee (March and April, 2020 reports printed in this newsletter): **Mike Mitchell**

-OILA website: **Bob Seitz**

### VI. New and Unfinished Business:

1. Okaloosa Island Protective Covenants and Restrictions.
2. Nominating Committee selections to fill vacancies on the OILA BOD.
3. Nominations from the floor.

### VII. Announcements; Speakers and Programs

### VIII. Adjournment

## ISLAND RAINFALL FOR APRIL 2020: 2.0 INCHES

April 5.....**0.1** inches  
April 10.....**0.3** inches  
April 13.....**0.4** inches  
April 20.....**0.7** inches  
April 23.....**0.4** inches  
April 29.....**0.1** inches



Avg Rainfall for April.....**3.7** inches  
Variance to Average..... **- 1.7** inches

May Avg Rainfall..... **4.0** inches  
May Record High.....**101° F** (1953)  
May Record Low ..... **8° F** (1971)  
May Avg Water Temperature...**78° F**

June Avg Rainfall.....**6.1** inches  
June Record High.....**102° F** (1969)  
June Record Low ..... **48° F** (1984)  
June Avg Water .Temperature...**81° F**

YTD Variance ..... **- 7.1** inches  
Year to Date Rainfall..... **13.2** inches  
Avg Annual Rainfall .....**65.1** inches

## JOIN THE LEASEHOLDERS! LET YOUR OPINIONS BE HEARD!

FOR A MEMBERSHIP APPLICATION  
CLICK ON THE ASSOCIATION'S  
WEBPAGE:

[WWW.OILAWEB.COM](http://WWW.OILAWEB.COM)

-- OR

CONTACT **JIM SIMPSON**  
at  
**(850) 585-2116**  
or  
BY EMAIL AT:

[SANLEANNA@COX.NET](mailto:SANLEANNA@COX.NET)



**Pound Cake History** – The name (Pound Cake) comes from the fact that the original pound cakes contained one pound each of butter, sugar, eggs, and flour. No leaveners were used other than the air whipped into the batter. In the days when many people could not read, this simple convention made it simple to remember recipes.

A cake made of 1 pound of each of butter, sugar, eggs, and flour would have been very large and would have been able to serve multiple families. As years went by, the portions of the ingredients used were adjusted to make a smaller, lighter cake. However, the name of the cake stuck.



## THIS MONTH IN HISTORY – MAY

**May 1, 1873:** The first United States Postal Card was issued,

**May 2, 1792:** Edgar Hoover died in Washington, D.C., at the age of 77.

**May 3, 1921:** West Virginia imposed the first state sales tax.

**May 6, 1915:** Babe Ruth hit his first home run as a player for the Boston Red Sox.

**May 7, 1915:** A German torpedo sank the British liner *Lusitania* off the coast of Ireland.

**May 10, 1908:** The first Mother's Day observance took place in West Virginia and Pennsylvania.

**May 14, 1796:** The first vaccination against smallpox was administered by English doctor Edward Jenner.

**May 16, 1929:** The first Academy Awards were held at the Hollywood Roosevelt Hotel.

**May 22, 1761:** The first life insurance policy in the United States was issued, in Philadelphia.

**May 24, 1934:** Gangsters Bonnie & Clyde were killed in Bienville Parish, Louisiana.

**May 28, 1541:** de Sota landed in Florida.

**May 31, 1927:** The last Ford Model T automobile was made.



## Okaloosa Island Leaseholders Association, Inc. (OILA) Board of Directors Meeting Minutes

April 13, 2020

Meeting was held via conference call due to the coronavirus.

Attendees: Directors David Sherry (President), Rick Deckert (Vice President), John Donovan (Secretary), Jim Simpson (Treasurer), Kathy Foster.

At 6:48 PM a quorum was established and the meeting called to order.

President Sherry named the members of the board nominating committee as Rick Deckert, John Donovan, Jack Pous, Ed Henderson, and David Sherry. He will contact the committee members to set up a meeting and to name a chairman, preferably later this week.

President Sherry stated 5 board members had concurred with payment of the annual OILA insurance bill. Treasurer Jim Simpson said he will pay the bill.

President Sherry stated island resident Carol Day has requested OILA send to the membership information for a food drive to the local Salvation Army. She will accept non-perishable food donations at her home.

Director Jim Simpson will send an e-mail blast to the membership with the names and phone numbers of the OILA board nominating committee members, and with information on the food drive.

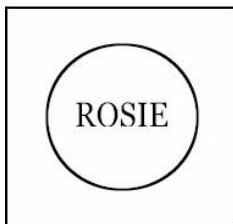
Director Kathy Foster requested her February 20, 2020 e-mail be sent to the OILA membership. After a brief discussion she withdrew her request.

The meeting was adjourned at 7:02 PM (motion made by Secretary John Donovan, seconded by Vice President Rick Deckert, passed 5-0).

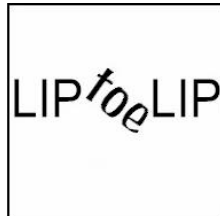
John S. Donovan  
Secretary

**DOUBLE 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 the last page of this newsletter.

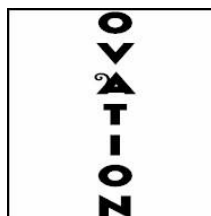
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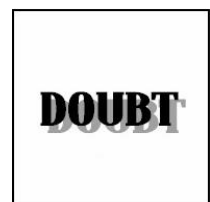
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**Wuzzle No. 3**



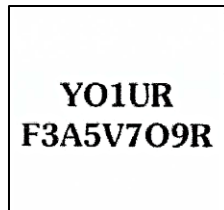
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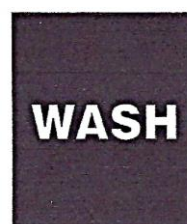
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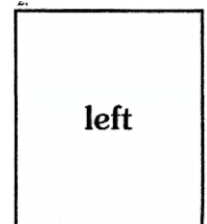
**Wuzzle No. 6**



**Wuzzle No. 7**



**Wuzzle No. 8**





**CALL TO ORDER:** Meeting called to order at 7:02 PM by **President David Sherry**.

**I. PLEDGE OF ALLEGIANCE:** Pledge of Allegiance led by **Ed Henderson**.

**II. ROLL:** Board Members Present: **David Sherry (President), Rick Deckert (Vice President), John Donovan (Secretary), Jim Simpson (Treasurer), Brick Bradford, Dr. David Miller**.

**SPEAKERS:** Okaloosa Island Fire Department Assistant Chief Ray Strawn gave a brief update on the coronavirus and its impacts on Okaloosa County. There are 12 confirmed cases in Florida, with one in Okaloosa County. In an abundance of caution to protect his staff, who are our Island's first responders, he is temporarily suspending use of the second floor conference room for OILA meetings. President David Sherry will seek an alternate venue on Okaloosa Island for the April OILA meeting.

**III. MINUTES:** Secretary John Donovan made a motion, seconded by Jesse Hunt to approve the draft February 13, 2020 minutes. Motion was approved.

**IV. TREASURER'S REPORT:** Presented by Treasurer Jim Simpson (**See Attachment 1**). Jim Simpson reported a membership of 260 members. A motion to approve the Treasurer's report and to reimburse Jim Simpson was made by Vice President Rick Deckert, seconded by Director Dr. David Miller. Motion was approved.

**V. COMMITTEE REPORTS:**

**Standing Committees**

**Architectural Report:** President David Sherry stated the ARC report is in the OIL Lantern.

**Website:** No report.

**VI. UNFINISHED AND NEW BUSINESS:**

1. Secretary John Donovan made a motion, seconded by Barbara Secondi, for a Resolution that OILA stands in favor of preservation of the Okaloosa Island Protective Covenants and Restrictions as they are. A discussion ensued with Matt Barbour, Director Brick Bradford, Ed Henderson, Dylan Hunt, Gary and Nancy Hunt, Leanne Jones, President David Sherry, and Farley Street, expressing support. Martin Coates IV, Dave Hancock, and Director Dr. David Miller expressed dissent. President David Sherry will forward an official recorded copy of the Okaloosa Island Protective Covenants and Restrictions to Webmaster Bob Seitz to post on the OILA website. The motion passed 64-3.
2. Director Brick Bradford made a motion, seconded by Secretary John Donovan, for a Resolution that OILA stands in favor of leaving Okaloosa Island's Northside Accessways undeveloped. The motion passed 66-1.
3. Agenda item #3 was a discussion of an Okaloosa County BCC Consent Resolution which stated it had OILA approval, when in fact the Resolution did not have OILA approval. A copy of that BCC Resolution is attached to these minutes (**See attachment 4**). Why Okaloosa County chose to present this Resolution for BCC consideration, followed by unanimous BCC approval of such Resolution, over strenuous advance objections by current OILA officers including myself, is a subject that must continue as a discussion topic between the County and OILA, until both parties have clarification of the means by which OILA expresses its approval to the County
4. Agenda item #4 was a discussion of another aspect of that same BCC Resolution, wherein it provides for the SRB Median Beautification Project to be funded from Okaloosa Island Street Lighting Revenues, but does not require that the Project be processed through OILA as required by Street Lighting MSBU Ordinance Section 5.d.

A copy of the relevant segments of the Ordinance, including Section 5.d, is attached (**See Attachment 2**).

Why Okaloosa County and the BCC believe the County can take revenues from the Street Lighting MSBU Fund, in order to fund an Okaloosa Island Median Beautification Project that is not being processed through OILA, is a subject that must continue as a discussion topic between the County and OILA, until both parties have clarification of the respective responsibilities of OILA and the County under the attached County Ordinance.

5. Agenda Item #5 involved the February 24 publication by OILA Director Kathy Foster, to certain property owners on Okaloosa Island, of a purported transcript of a certain outburst at a BCC Meeting on February 18, by District 2 Commissioner Carolyn Ketchel. The unwarranted outburst was a direct attack on OILA, its President David Sherry, and OILA member Rebecca Sherry.

A copy of that purported transcript is not attached, for many good reasons, not the least of which are its many inaccuracies.

The discussion centered on the responsibilities and liabilities that a person publishing such a transcript has, with respect to the accuracy of the contents of the transcript.

A copy of a Destin Log March 8, 2020 article is attached to these Minutes, with the highlighted segment being in direct contradiction to one segment of that transcript (**Attachment 3**).

6. Agenda item #6 was a discussion of the most serious issue relating to OILA, its officers, directors and members, that emerged from the the above discussion items: the sequence of events prior to the OILA Members Meeting of February 10, 2020, involving direct Okaloosa County contacts, purportedly on behalf of OILA, by an OILA Director not authorized by OILA officers to make such contacts, and including contacts purportedly on behalf of OILA by a prior OILA President and Secretary, in apparent disregard of the Resolution adopted at the October 2019 OILA Members Meeting setting forth OILA's position on the SRB Median Beautification Project.

To make matters worse, the involved OILA Director and former OILA President, attended that OILA February 10 Members Meeting and remained silent on the topic.

OILA does not need a Public Records request to establish how improper this all was. Okaloosa County staff furnished records that OILA had no idea existed, establishing these contacts.

OILA acts through Resolutions adopted by its Members and implemented by its Officers. The Directors have broad policy responsibilities set forth in the By-Laws, but neither the Officers nor the Directors may act on behalf of OILA other than in support and implementation of Member Resolutions.

7. Agenda item #7 was designed to clarify any continuing status at OILA, of a certain non-agenda item brought up at the May 13, 2019 OILA Members Meeting without any required 5 days advance notice, "pre-approving" \$25,000 for a SRB Median Beautification Project, possibly to be funded from Okaloosa Island Street Lighting MSBU revenues.

The membership agreed after discussion, that the \$25,000 "pre-approval" had no continuing validity and had been superseded by the October 2019 Membership Meeting Minutes segment addressing the same topic.

8. Agenda items #8 and #9, to invite Commissioner Nathan Boyles to an OILA regular or special meeting, were discussed concurrently. President David Sherry stated, per the OILA By-Laws, a special meeting requires notice via U.S. mail to the membership, costing about \$150 in postage. Thus he prefers a regular OILA membership meeting. Dave Hancock suggested inviting Commissioners Boyles and Ketchel to speak together at an OILA meeting. Secretary John Donovan reminded those present only one County Commissioner could be invited to speak at a time due to Florida Sunshine Laws.

Motion by Dave Hancock, seconded by Secretary John Donovan, for President David Sherry to invite County Commissioner Nathan Boyles, or Commissioner Carolyn Ketchel if Commissioner Boyles is unavailable, to speak at the next regular OILA meeting where OILA has a physical meeting room, to speak on issues affecting Okaloosa Island. The motion passed unanimously.

9. Dave Hancock withdrew his motion, now moot, for a Resolution to set up a special meeting of OILA inviting County Commissioner Nathan Boyles to speak on issues affecting Okaloosa Island.

#### **VII. ANNOUNCEMENTS:**

1. President David Sherry announced, for the next regular membership meeting, the agenda will include a discussion and possible vote on Ed Henderson's recommendation for one to three board members to meet with any County Commissioners who are available.

2. Director Brick Bradford announced he has met more neighbors over the last couple of weeks than ever before and enjoys working with them.

**VIII. ADJOURNMENT:** The meeting was adjourned at 8:50 PM (motion by Rebecca Sherry, seconded by Martin Coates IV. and passed).

### **OKALOOSA ISLAND RESIDENTIAL COMMUNITY STILL UNDER ATTACK**

By **Brick Bradford**, Board Member, Okaloosa Island Leaseholders Association (OILA)

Okaloosa Island neighbors, one of our Island residents, Jesse Hunt and I had a phone conference with County Commissioner (Chairman) Trey Goodwin and Deputy County Manager Craig Coffey on 27 April. Although the County is still moving forward with the project on Freeway #2, which includes a public parking lot, these two County officials were open to our concerns and invited me to summarize the specific issues in our Covenants and Restrictions so the County Attorney can review... Below is the email I sent.

Chairman Goodwin and Deputy Coffey, as an OILA director and on behalf of all our neighbors who own single-family homes on Okaloosa Island, I want to thank you for your time on Wednesday, 27 Apr...

Craig, I genuinely appreciate your willingness to ask the County Attorney(s) to interpret and determine the intent of the language of Okaloosa Island's Protective Covenants and Restrictions (PC&R) in the following areas... BTW, a PDF copy of the PC&R for Okaloosa Island is also marked up and attached for your review...

#### **PART F – PARKS, BEACHES AND FREEWAY AREA**

Uses – Within any B-4, Parks, Beaches and Freeway Areas, no building, structure or premise shall be used, arranged or designed to be used except for public recreational purposes including one or more of the following uses:

- (1) Parks.
- (2) Playgrounds.
- (3) Boat basins and facilities.
- (4) Pedestrian walkways.

Non-Use – There shall not be permitted any structures permitted in B-1, B-2, and B-3 areas.

No installations, docks, piers, or wharfs shall occur without review and recommendation of the Architectural Review Committee and written permission of the Board of County Commissioners, Okaloosa County and appropriate Florida State and US Federal agencies.<sup>14</sup>

Beach Protection – No sand or soil must be disturbed beyond the sea side of the sand dunes crest facing the Gulf of Mexico without written permission from the Board of County Commissioners, Okaloosa County and appropriate Florida State and US Federal agencies.<sup>18</sup>

The beaches, for 300 ft. inland from mean water level (or to the dune crest line, whichever is the greater distance), are under strict control of Okaloosa County and under no circumstances must they be altered or tampered with or built upon. No white sand will be removed from Okaloosa Island.<sup>18</sup>

One hundred fifty (150) feet inland from the mean high water line, in front of all B-1 and B-2 Areas, will be public beaches. The next 150 feet inland will be Leaseholders' beaches as set out on subdivision plats and all beaches in front of B-3 and B-4 Areas will be public from dune crest line (or building line) to mean water level.

Parks and Freeway Areas – All such allocated park areas will be grassed and planted and maintained according to plans and all these areas will be the responsibility of Okaloosa County as to improving and maintenance.

**Beach Freeways are to serve pedestrians** – to open all vistas from water to water and where pedestrian traffic flows after being collected from walkways at the Garden Fronts of individual properties. **No encroachment otherwise is to be allowed in these areas.**

**Commissioner Ketchel's formal letter of 16 April 2020 (attached) asserted that,**

"With respect to concerns related to the consistency of this project with the Okaloosa Island Protective Covenants and Restrictions, Zone B-4 is applicable. Part F – Parks, Beaches and Freeway Area specifically state that "Boat basins and facilities" is an allowed use. The proposed project is consistent with this stated restriction."

To date, the County has chosen to liberally interpret the ambiguous term "facilities." Jason Autrey further delineates Commissioner Ketchel's interpretation of facilities as including "parking lots." (Ref NW Daily News Article, Plans Still on to Develop Island Site, 18 Apr, 2020).

The passages highlighted specifically state that the Freeway areas are to be grassed and planted as suitable for serving pedestrian traffic only... There is no provision for parking lots... Indeed, the final sentence in this subsection unmistakably states: No encroachment otherwise is to be allowed in these areas.

All Islanders directly or corporately impacted and holding to the principle of interpreting the plain meaning of the text, find it incomprehensible that the County would interpret the ambiguous language of the single term "facilities," which is located in the same subsection as the clear language that follows, as being permissive of paving over and installing a public parking lot...

Furthermore, the PC&R specifically distinguishes and sets apart all North-side Freeways from Santa Rosa Blvd (SRB) to the Sound, which are located in the single-family residential neighborhoods as follows:

#### **Zone B-1 – Private Residential Areas**

**The Residential Area Covenants in part C and General Covenants in Part G shall apply to the following sites:**

BLOCK 5 – Boundaries: Third Beach Freeway to Fourth Beach Freeway, Santa Rosa Boulevard to Santa Rosa Sound, Lots #210 to 254 inclusive.

BLOCK 6 – Boundaries: Fourth Beach Freeway to Fifth Beach Freeway, Santa Rosa Boulevard to Santa Rosa Sound, Lots #284 to 337 1 inclusive.

BLOCK 7 – Fifth Beach Freeway to Sixth Beach Freeway, Santa Rosa Boulevard to Santa Rosa Sound, Lots #367 to 421-A 1 inclusive.

BLOCK 8 – Boundaries: Sixth Beach Freeway to rear of Lots No. 479 to 482, Santa Rosa Boulevard to Santa Rosa Sound, Lots #450 to 505 2 inclusive.

Please notice these Freeways are distinguished from the First Beach Freeway from SRB to the Sound as well as all South-side Beach Access-ways... The significance herein is that the 2nd North-side Freeway should enjoy the same protections as all North-side Freeways located in the residential neighborhoods... There is no provision for "Mixed Use..." Another significant fear is that once the County has completed the public parking lot at North-side Freeway #2, the County will have established a precedent that will perpetuate future abuse of and disregard for the PC&R already in place...

Please note that OILA membership has never voted to support this project. In fact, at its March 2020 meeting, OILA membership voted overwhelmingly (66/1) in favor of leaving Okaloosa Island's North-side Freeways undeveloped.

In the simplest terms, protective covenants enforce a standard of uniformity across a development. Covenants give buyers peace of mind when they purchase a home by allocating restrictions that would otherwise undermine property values. In many ways restrictive covenants obligates the property owner to refrain from some specific activity or use on their property...

Accordingly, is it unreasonable to conclude that any ambiguity in the language of a contract e.g. Okaloosa Island's PC&R should not be interpreted or exploited in such a way that undermines the protections afforded to the individual parties (homeowners) against the authority seeking to liberally reinterpret the contract for their own interests?

Craig, you mentioned that the Boat Basin has a history of allowing public parking... Were you suggesting that the public was allowed to park on the Freeway adjacent to the boat basin at some point of time in the past? If so, can you please provide the Island Authority or County provision that allowed this use? I have talked with prior Boat Basin Managers and OILA directors spanning the last 50 years and nobody I have talked with is aware of any such provision...

Trey and Craig, again, I can thank each of you enough for your time and consideration on Wednesday and your willingness to address the issues discussed herein... Very respectfully, Brick Bradford

Meanwhile, the Northwest Daily News published one of our neighbor's Letter to the Editor on 27 April. I was delighted to see this as I talked with the author Tony Judnich of the previous newspaper article and he currently does not have the time to interview Island neighbors who are directly or corporately impacted to get their perspectives. Accordingly, I encourage you to write letters to the Editor sharing your views... I have heard it said many times, the court of public opinion is key to winning battles with county officials... Letters to the editor email (350 words or less): [letters@nwfdailynews.com](mailto:letters@nwfdailynews.com)

Finally, I want to thank Jesse Hunt, an active duty LTC in the Air Force, who has been instrumental in helping us research and develop arguments in support of defending our Protective Covenants and Restrictions!

\*\*\*\*\*

**Attachment 1**

**TREASURER'S REPORT: March 9, 2020**

**MEMBERSHIP TOTAL: 260**

**February 10, 2020 TOTAL BALANCE: 27,293.46**

**ASSOCIATION DISCRETIONARY FUND BALANCE AS OF February 2020....., \$ 25,872.18**

**RECEIPTS SINCE LAST REPORT: .....** Membership dues . \$ **66.00**  
 U.S. Mail . \$ **6.00**

**TOTAL RECEIPTS.....\$ 72.00**

**EXPENDITURES SINCE LAST REPORT**

**EXPENSES PENDING APPROVAL FOR PAYMENT:**

Reimburse Jim Simpson for stamps to mail the March 2020 OIL Lantern .....\$ **27.50**

**TOTAL OF EXPENSES PENDING APPROVAL FOR PAYMENT \$ 27.50**

**ASSOCIATION DISCRETIONARY FUND BALANCE AFTER RECEIPTS, EXPENDITURES, EXPENSES PENDING APPROVAL FOR PAYMENT AS OF March 9, 2020 ..... \$ 25,916.68**

**BEAUTIFICATION FUND BALANCE AS OF February 10, 2020..... \$ 1,421.28**

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

**BEAUTIFICATION FUND BALANCE AS OF March 9, 2020..... \$ 1,421.28**

**CHRISTMAS DECORATING PROJECT 2016 Balance AS OF March 9, 2020.... \$ -----**

**SUMMARY: March 9, 2020 Fund Balances**

-- Association's Discretionary Fund Balance. ....\$ **25,916.68**

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

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

**TOTAL FUNDS BALANCE...\$ 27,337.96**

**RESPECTFULLY SUBMITTED – JIM SIMPSON, TREASURER**



**Okaloosa County  
Code of Ordinances  
Appendix D. Special Districts  
Article V. Okaloosa Island Street Lighting District**

**§ 1. Creation; boundaries**

(1) This ordinance is enacted pursuant to and in accordance with the provisions of Sections 125.01(1)(q) and 125.01(2), Florida Statutes.

(2) There is hereby created a municipal service benefit unit to be denominated the Okaloosa Island Street Lighting District, hereinafter referred to as the "district," for the purpose of providing street lighting and landscaping or maintenance of medians or public areas for the benefit of the commercial and private residents of the district. All of the following area in Okaloosa County shall be included in and comprise the district:

The area includes all of Santa Rosa Island Subdivision as recorded in Plat Books 2 and 3, Public Records of Okaloosa County, Florida.

(Ord. No. 85-06, § 1, 1-22-85)

**§ 2. Governing body [—Generally.]**

The business and affairs of the district shall be conducted and administered by the current duly elected board of county commissioners of Okaloosa County, Florida, who shall hold the same offices relative to governing the affairs of the district as are held in governing Okaloosa County.

**§ 3. [Same—] Meetings**

The governing body of the district shall meet at least annually to consider assessments and review operations. A record shall be kept of all meetings and in such meetings concurrence of a majority of the county commissioners shall be necessary to any affirmative action. The meetings of the governing body and the minutes of the meetings shall be open to the public.

**§ 4. Audit**

The books and records of the district may be audited annually, at the expense of the district, by the auditor general or clerk of circuit court of Okaloosa County, Florida.

**§ 5. Powers**

**The governing body of the district shall have the authority to:**

- (a) Contract with public or private utility companies, or independent contractors, for the furnishing of street lighting services to the district.
- (b) Set, by resolution, the assessments to be imposed and levied for the funding of the district.
- (c) Designate the location and number of street lights within the district.

**(d) Appropriate to the Okaloosa Island Leaseholders' Association excess revenues exceeding the costs of providing street lighting and payment of utilities for watering medians and public areas for the purpose of landscaping and maintaining medians and public areas.**

(Ord. No. 85-06, § 2, 1-22-85; Ord. No. 85-47, § 1, 10-29-85)

**§ 6. Funding**

(1) Funds for services to be provided will be derived from special assessments within the district.

(2) All customers utilizing the services of the Okaloosa County Water and Sewer System shall be billed and pay the monthly assessment for the district with the monthly water and sewer charges. In the event the monthly assessment for funding of the district is not paid when due, all county services, including garbage collection and water and sewer services, shall be discontinued and/or disconnected.

(3) All leaseholders not utilizing the services of the Okaloosa County Water and Sewer System shall pay the assessment annually in advance as per billings from the district.

**§ 7. Penalty**

Any person, firm or corporation who violates any of the provisions of this law, upon conviction therefor, is guilty of a misdemeanor of the 2<sup>nd</sup> degree.

By Tina Harbuck

[tharbuck@thedestinlog.com](mailto:tharbuck@thedestinlog.com)

Sand is pumped onto the beach near Jetty East condominiums recently in Destin. [NICK TOMECEK/THE LOG]

It's a win, win.

Not only is the dredging of East Pass in Destin clearing out sand to make it more easy for boaters to navigate, but the sand is being used to restore the beach along Holiday Isle. "Getting the pass dredged promotes economic prosperity for our fleet," said Destin Mayor Gary Jarvis, who is also a boat captain.

Dredging of the pass, the entrance to Gulf of Mexico from Destin, started last weekend and is expected to be complete in four to six weeks.

The cost of the U.S. Army Corps of Engineers-led project will be paid for with \$1.5 million in federal money and at least \$500,000 in county bed-tax revenue.

The last time the pass was dredged was in 2014. In the last couple of years, the Corps of Engineers agreed to dredge the East Pass, but then reneged on its commitment, sending dredging contractors to other projects.

But for now, dredging is underway in Destin.

"Safe passage is the biggest issue. They will be restoring the channel to where it was originally designed," Jarvis said, which was 20 feet.

Jarvis said the pass had gotten so bad that it was only 6- to 9-feet in some spots.

"There were days when it wasn't too rough to be in the Gulf fishing, but it was so rough at the mouth of the pass that our charters were losing their trips ... because you couldn't safely get across the bar," he said.

Plus they will be getting rid of the "shoaling over by the west jetty that was very hazardous," he said.

Another upside to the dredging project is that will help solve an erosion problem on Holiday Isle.

"The particular timing of this dredging is crucial for them as well. Some of those properties were in jeopardy of serious property loss," Jarvis said. "It's a win, win.

"Our fleet, our maritime traffic as well as our Coast Guard will be able to transverse that pass safely. And at the same time we're being able to address the beach erosion over on Holiday Isle. "So it's huge ... it's a big deal."

The folks at Jetty East Condominums along Holiday Isle are glad to see the dredge as well. "We're thrilled," said Lynn Krupa, president of Jetty East.

"Everybody is anxious and just enjoying watching the process," Krupa added. "It's amazing that they can do this."

Krupa explained that storms in the last several years have eaten away at their beaches and protective dunes.

"This means protection ... it means that we'll have something to protect us from big waves and storms and have a place for our guests to enjoy the beach, and produce those tax dollars that help all of Destin and Okaloosa County," she said.

"Jetty East is very thankful to Kelly Windes and all of the county commissioners, Mayor Jarvis and all of the Holiday Isle people that fought for the renourishment," she added.

Jarvis said places like Jetty East on Holiday Isle were getting desperate.

"It was getting critical for millions and millions of dollars worth of property that was in jeopardy," Jarvis said. "... A lot of our tourism and bed tax comes off of Holiday Isle and a large portion of our property taxes that keeps everybody else's taxes low," he said.

Another side benefit will be more public beach access from the renourishment line to the water line.

How far down the beach will the renourishment go?

"It depends on how much sand we get out of the pass," Jarvis said.

Plus weather may play a factor in the process. The dredge is earmarked for four to six weeks, and if Destin gets hit with a lot of bad weather and the project gets put on hold the pass might not get completely dredged.

"I'm rooting for good weather" Jarvis said.



# BOARD OF COUNTY COMMISSIONERS AGENDA REQUEST

Attachment 4

**DATE:** February 18, 2020  
**TO:** Honorable Chairman and Distinguished Members of the Board  
**FROM:** Jason Autrey  
**SUBJECT:** Okaloosa Island Median Landscaping  
**DEPARTMENT:** Public Works  
**BCC DISTRICT:** 2 - Ketchel

**STATEMENT OF ISSUE:** The Okaloosa Island Leaseholder Association (OILA) has voted to approve the use of MSBU funds to replant several locations within the median on Santa Rosa Blvd located on Okaloosa Island. They have received three bids on the landscaping project with plans to accept the lowest bidder and are seeking Board approval for beginning work within the County right-of-way.

**BACKGROUND AND ANALYSIS:** The Okaloosa Island Leaseholder Association (OILA) has voted to approve the use of MSBU funds to replant several locations within the median on Santa Rosa Blvd located on Okaloosa Island. OILA worked with Public Works staff to draft an acceptable schedule of plants and locations of plants for both OILA and Public Works for maintenance and safety within the right-of-way. OILA has received three acceptable bids on the landscaping project and plans to accept the lowest bidder, Brightview Landscape Services in the amount of \$4,226.00; bids are detailed below. OILA seeks Board approval for the construction activities to begin within the County right-of-way.

The project will consist of installation of 17 Crepe Myrtle trees within the current median areas. Irrigation installation will be done by Parks staff by adding additional bubbler heads as needed.

**FUNDING:** Department: 1602 Account: 599010 Amount: \$4,226.00

**OPTIONS:** Approve/Disapprove execution of the right-of-way permit and use of MSBU funds for landscaping activities on Santa Rosa Blvd., as detailed.

**RECOMMENDATION:** Motion to approve execution of the right-of-way permit, award Brightview Landscape Services in the amount of \$4,226.00 for the installation of 17 Crepe Myrtles, and use of MSBU funds for landscaping activities on Santa Rosa Blvd.

**RECOMMENDED BY:** \_\_\_\_\_  
 File Copy Signed \_\_\_\_\_  
 Jason Autry, Director, Public Works 2/10/20

**APPROVED BY:** \_\_\_\_\_  
 File Copy Signed \_\_\_\_\_  
 John Hofstad, County Administrator 2/11/20

## WUZZLE PUZZLES ANSWERS

Wuzzle No. 1



RING AROUND  
THE ROSIE

Wuzzle No. 2



John Jeter  
"TIP-TOES THROUGH  
THE TULIPS"

Wuzzle No. 3



STANDING OVATION

Wuzzle No. 4



SHADOW OF A DOUBT

More Wuzzle Puzzle Answers on next page..

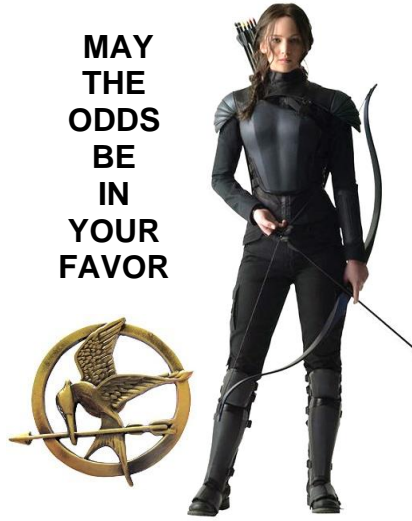
**WUZZLE PUZZLES ANSWERS**

**Wuzzle No. 5**



**A BIGAMIST**

**Wuzzle No. 6**

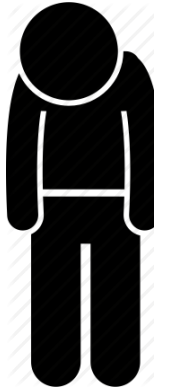


**Wuzzle No. 7**



**WHITE WASH**

**Wuzzle No. 8**



**LEFT ALONE**