

**SEPTEMBER 2018 EDITION OF THE OKALOOSA ISLAND
LEASEHOLDERS NEWSLETTER, THE OIL LANTERN**

Page 1 of 8 pages

OKALOOSA ISLAND LEASEHOLDERS ASSOCIATION, Inc.



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

ADDRESS CORRECTION REQUESTED

Next Meeting: **LOCATION:** Okaloosa Island Fire Station, 2nd Floor
Meeting Room **TIME:** 7:00 p.m. **DATE: Monday, Sept 10, 2018.**
PARKING: Please park behind the Fire Station next to the water tank

IN THIS NEWSLETTER

- ◆ Message from the President
- **Dave Hancock**
- ◆ Wuzzle Puzzles
- ◆ Okaloosa Island Fire Department Responses for July 2018
- ◆ Island Rainfall and Architectural Reports for August 2018
- ◆ Free Okaloosa Island Area Zoning Maps Will be Available at the Sept 10 Meeting
- ◆ This Month in History - Sept
- ◆ “Hooters” on the Island?
- ◆ Blast from the Past. 1970 Article on the Island Garden Club
- ◆ Three New OIFD Firefighters!
- ◆ Minutes (draft) June 11 OILA Meeting

**OILA DUES FOR THE 2018-2019 MEMBERSHIP YEAR
DUE ON OCTOBER 1, 2018**

Membership dues for the coming year are due October 1.

A membership renewal notification letter along with a stamped, return-addressed envelope will be mailed this month to members who are due renewal . Membership dues are \$12 a year. If you elect to receive the newsletter by U.S. Mail, the total due is \$18 (\$12 membership plus a \$6 newsletter subscription fee). If you have any questions concerning membership, please contact Jim Simpson, Treasurer, at (850) 585-2116 or by email at:
sanleanna@cox.net



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

SEPTEMBER 2018

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Meeting Agenda

DATE: Monday, **Sept 10, 2018**

Time: 7:00 p.m. **Place:**
Okaloosa Island Fire Station, 2nd
Floor Meeting Room

I. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

II. ROLL

III. ANNOUNCEMENTS

If you speak, please state your name, address and if you are a member.

IV. MINUTES (Draft)

June 11, 2018 Meeting Minutes
(Printed in Sept 2018 OIL Lantern)

V. TREASURER'S REPORT –
September 2018 Treasurer's Report:
Jim Simpson

VI. COMMITTEE REPORTS

A. Architectural Report – August Report Printed in the September 2018 OIL Lantern

B. Membership: **2018-2019 Dues Renewal - Jim Simpson**

C. WebSite: **Bob Seitz**

D. Boat Basin: **Anyone?**

E. Street Lighting MSBU: **Paula Hudson**

F. Derelict Property Committee Report - **Committee Members**

VII. OLD BUSINESS

VIII. NEW BUSINESS

A. 2018-2019 Goals – All

B. Update- Bridge to Bridge Pathway

C. Update – Minimum Wake Zone

XI: ADJOURNMENT

Message from the President

Dave Hancock

It's an exciting time for Okaloosa island. Projects like the Beach Access Way Facilities that OILA has pushed for are changing the face of Okaloosa island for the better. And we have strong allies on the County Commission (led by Ms. Carolyn Ketchel) and at the TDC (Ms. Jennifer Adams) that are helping us make these things happen. Another example is the 4 snorkel reefs that will be built off Okaloosa Island. This is a Okaloosa County initiative that would have never happened several years ago. Above all we need to continue working closely with our allies in the coming year.

The last time I was honored to be selected as OILA president we set a few significant and achievable goals to pursue to improve Okaloosa Island; some of these are complete and others in work. I would like to do the same thing for the coming year by selecting goals that not only make the island more attractive for visitors but also enhance the value of Okaloosa Island properties. Here is a preliminary list – if anyone has other ideas please let us know:

- *Beautification of Santa Rosa Boulevard medians - This has been discussed for a long time. We now have some advocates among Okaloosa County Staff who we can work with to get this done. Would like to finish this one and for all.*
- *Upgrade Okaloosa Island Boat Basin – the county has taken over the boat basin and is proposing upgrading the site for kayaks, paddleboards, etc. They have invited OILA to participate in this project – it's an invitation we cannot refuse.*
- *Splash pad – the TDC is investigating adding playground facilities on the island; one of our Directors suggested adding a splash pad which all the kids love. OILA should do this.*

Hope that as many members of the Okaloosa Island Boat basin as possible can be at the upcoming OILA meeting. A couple of issues need to be resolved and all the interested parties need to settle.

As I said it's an exciting time to be on Okaloosa Island. Things are improving and we need to keep pushing to make things better.

JOIN THE LEASEHOLDERS! LET YOUR OPINIONS BE HEARD!

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

WWW.OILAWEB.COM -- OR

CONTACT JIM SIMPSON AT (850) 585-2116 OR BY EMAIL AT SANLEANNA@COX.NET

OKALOOSA ISLAND FIRE DEPT RESPONDS TO 157 CALLS IN THE MONTH OF JULY 2018



Fire Calls.....	5
EMS/Rescue/MVA.....	99
False Alarms & Alarm	
Activations.....	7
Other.....	46



(133 calls were responded to in July 2017)

ISLAND RAINFALL FOR AUGUST 2018: 5.4 Inches



August 1.....	2.4 inches	August 19...	0.4 inches
August 2.....	0.9 inches	August 29...	0.9 inches
August 6.....	0.1 inches	August 31...	0.4 inches
August 17...	0.3 inches		
Aug Avg Rainfall.....	7.2 inches		
Variance to Average.....	-1.8 inches		
Sept Avg Rainfall.....	7.2 inches		
Sept Record High.....	102° F (1954)		
Sept Record Low	37° F (1967)		
Sept Avg Water Temperature.....	85° F		
Oct Avg Rainfall.....	4.3 inches		
Oct Record High.....	99° F (1954)		
Oct Record Low	27° F (1989)		
Oct Avg Water Temperature.....	81° F		
Year to Date to Variance	- 7.8 inches		
Year to Date Rainfall.....	34.9 inches		
Avg Annual Rainfall	65.1 inches		

BLAST FROM THE PASS – ARTICLE ON THE OKALOOSA ISLAND GARDEN CLUB PUBLISHED IN THE 1970 ANNUAL REPORT OF THE OKALOOSA ISLAND AUTHORITY – THAT’S 48 YEARS AGO!

Individuals interested in beautification of the Island formed an Island Garden Club several years ago. The purpose of the organization is to cooperate in becoming more knowledgeable in landscaping and beautification on the Island and to promote friendly hospitality among Island residents.

The election of officers is held in April of each year with no meetings held during the summer months. At other times, meetings are held the second Wednesday of each month at 7:30 P.M. in member's homes.

Officers serving during the first part of 1970 were Mrs. Joseph Gricius, [r., President; Mrs. Donald Pol- lard, Vice President; Mrs. P. A. Konneker, Secretary; Mrs. Lonzo Davis, Treasurer; Mrs. Eugene Mutual, Publicity; and Mrs. Jake Senn, Hospitality.

Present officers are Mrs. P. A. Konneker, President, Mrs. L. E. Feckner, Vice President; Mrs. Charles M. Avery, Secretary; Mrs. Lonzo Davis, Treasurer; Mrs. Myles Mitchell, Publicity; and Mrs. Jake Senn, Hospitality. Annual membership dues are \$4.00 per year and anyone interested may contact the officers or write to the club in care of the Okaloosa Island Authority.

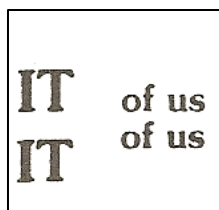
Throughout the year, informative programs were sponsored on subjects from "Use of Driftwood and Permanent Flowers in Arrangements" to "Lawn and Shrubbery Care" to "Keeping the area healthful and free of Pollution." The club publishes a roster of the membership and a booklet on gardening which gives tips on what, when, where and how to plant on the Island.

Other major programs include the annual Christ- mas Decoration contest, the get-acquainted cook-out in May, working for the beautification of the Island Median Strip down Santa Rosa Boulevard, and assisting new residents in their efforts to have attractive landscaping. Any leaseholder is eligible for membership in the Club and notices of meetings are not necessary to attend.

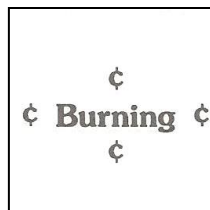
WUZZLE PUZZLES

- 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 page 5 of this newsletter.

Wuzzle No. 1



Wuzzle No. 2



Wuzzle No. 3





HOOTER'S ON THE ISLAND – AT THE OKALOOSA ISLAND FIRE DEPT?

Now that I have your attention. Following is the real story from Okaloosa Island Fire Chief, Kevin Carvalho:

On the morning of August 22, 2018, an owl took up residence at the Okaloosa Island Fire Department inside the engine bay. The wildlife refuge was called and a minor effort was made to get the owl to move on but the animal had other ideas; it decided to sleep. Eight hours later the bird was still sleeping. Since it is a nocturnal bird of prey (night hunter), it is assumed it will leave when night falls. Otherwise our new mascot will be designated OWL4. Follow-up from the Fire Dept: ... the owl was gone after dark and no one saw it leave... Editor: Probably didn't like all those sirens going off.

THREE NEW FIREFIGHTERS JOIN THE OKALOOSA ISLAND FIRE FIGHTING DISTRICT! THE LEASEHOLDERS WELCOME **SAM WILCOX, SHAWN THURSTON & CORY CRAWFORD**



SAM WILCOX

Age: 23
Born: Las Vegas, NV
Sam is Okaloosa Island Fire Departments newest hire. He was previously employed for 2 years as a USLA certified lifeguard for

South Walton Fire District where he continues to work part time for now. Sam is currently a Nationally Registered EMT which he obtained through Northwest Florida State College. Sam is also looking forward to attending Paramedic school in January as well as pump operator. He currently holds a CPR and BLS instructor certification and spends his spare time assisting elementary and middle school age children in wrestling programs as well as surfing, bird watching, and couponing. If you see Sam around the Island make sure you tell him hello



SHAWN THURSTON

Born: Perth Amboy, NJ
Shawn started the fire service in June of 2006 at North Bay Fire District. He became a paramedic in December of 2008.

Shawn has an AS Degree in Emergency Medical Services, 2 Life Saving Awards, Recognition for extinguishment of Hilton Hotel Fire and is currently in studies to complete a BAS in Health Service Administration. Shawn has been married 12 years and is the father of 5. He moved to the Emerald Coast from New Jersey in 2003. He works another job at Doc Smiley's Urgent Care as patient care paramedic. He graduated from Notre Dame High School, Lawrenceville and Gulf Coast State College AS. Presently enrolled at St. Petersburg College with completion of a BAS in 2019.



CORY CRAWFORD

Years of service - started career as a fire fighter may 15, 2018 at Okaloosa Island Fire District. Worked as life guard for 4+ years.

Birth place - Norfolk Virginia

Achievements - 2017 lifeguard of the year, Robert Heaton life saving award, North West Florida State College leadership award

General information - lived on the emerald coast entire life. from a family of fire fighting.

Education - South Walton High School, North West Florida State College fire standards, Florida State Fire College Pump Operator.

Wuzzle Puzzle Answers

Wuzzle No. 1



It's Bigger Than Both of Us

Wuzzle No. 2



Burning Incense

Wuzzle No. 3

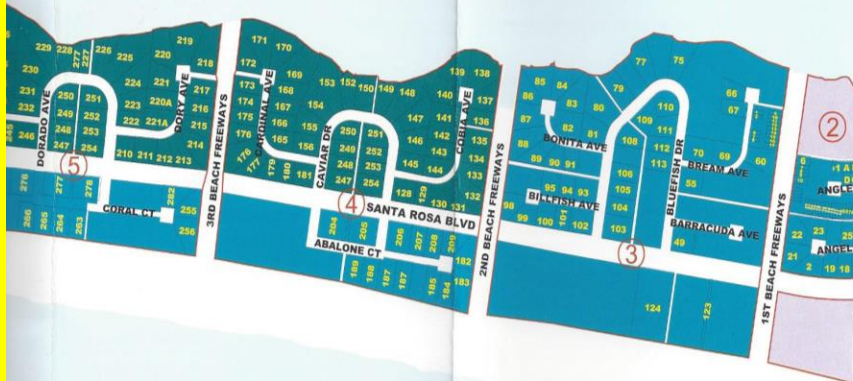


Quarterback

FREE OKALOOSA ISLAND AREA ZONING MAPS WILL BE AVAILABLE AT THE SEPT 10 MEETING

SANTA ROSA ISLAND OKALOOSA COUNTY FLORIDA

AREA ZONE MAP



MAP PROJECTION:
Lambert Conformal Conic Projection
Stateplane: Florida North (8903)
1983(30) North American Datum, HPGN
1988 North American Vertical Datum

PUBLIC RECORD:
This map is in the public domain pursuant to Chapter 119, Florida Statutes.

DISCLAIMER:
Okaloosa County hereby expressly disclaims any liability for errors or omissions in these maps, indexes or legends.

DEPARTMENT OF GROWTH MANAGEMENT
07/15/04

These are the recorded Protective Covenants and Restrictions for Okaloosa Island (Official Records Book 121, Pages 233 through 250) incorporating modifications that have occurred over the years, clarifying language, deleting obsolete passages and updating antiquated provisions. Added words/phrases are shown in *italic* print. Updates from the recorded document are referenced on the last page.

PROTECTIVE COVENANTS AND RESTRICTIONS

PART A. PREAMBLE

KNOW ALL MEN BY THESE PRESENTS, that whereas on the 15th day of June, 1954, certain proposed covenants and restrictions were prepared for the use of the Okaloosa Island Authority, which said protective covenants and restrictions were in error and have never been approved or adopted by the Okaloosa Island Authority and were, in fact, recorded without any approval or adoption by the said Okaloosa Island Authority in Deed Book 120 at Page 123 through Page 137 in the Public Records of Okaloosa County, Florida, and the said Okaloosa Island Authority being desirous of giving public notice to all persons concerned that said protective covenants and restrictions, recorded as set out above, are of no effect and were so recorded by error; and

WHEREAS, the said Okaloosa Island Authority has heretofore filed for record a certain plat entitled "Subdivision of Blocks 4 and 5, Santa Rosa Island" duly recorded in Book 2, Page 84, of the Public Records of Okaloosa County, Florida, and has the intent of filing contemporaneously herewith certain plats, and shall file hereafter certain plats covering certain areas on Santa Rosa Island opposite the City of Fort Walton Beach in Okaloosa County, State of Florida, specific reference being hereby made to said subdivision plats; and

WHEREAS, the said Okaloosa Island Authority, as an agency of and acting for Okaloosa County, Florida, as the owner of such lands, desires specifically to declare and define the extent of the dedication to be effective by the filing of said subdivision plats for record in said Public Records and to express, define and impose certain conditions and limitations affecting and relating to the property contained in the same; and

WHEREAS, the undersigned, in its desire to keep the development of said Island on a high level for the benefit and pleasure of residents and visitors on said Island and for the protection of property values thereon, desires to place on and against all real property owned by Okaloosa County within the boundary areas of said subdivisions certain protective covenants regarding the improvements and/or of the same;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that the said Okaloosa Island Authority does hereby expressly declare that the proposed protective covenants and restrictions recorded in Book 120, at Pages 123 to 137, inclusive, of the Public Records of Okaloosa County, Florida, are void and of no effect in their entirety, and does hereby make and file the following declaration, reservations, protective covenants, limitations, conditions and restrictions regarding the use and/or improvement of any of the property owned by Okaloosa County within said subdivision plats heretofore or hereafter filed for record, including the dedicated roads, avenues and streets, and all other public areas shown thereon, as follows:

OILA has obtained 35 of these 8 fold zoning maps. One side (above left) displays zoning information about Island parcels such as: 1) Building setback distances for zones B-1, B-2 and B-3; color coded zone classifications and block and lot numbers. On the other side (above right) is a complete, current copy of the Island Protective Covenants and restrictions. These maps will be available at the September 10, 2018 membership meeting and will be distributed on a first come, first serve basis. Please. One map per household.

THIS MONTH IN HISTORY – SEPTEMBER



September 15, 1883 -- The University of Texas opened its doors in Austin for its inaugural session. First courses were offered in the Academic Department and a Law Department.





ARCHITECTURAL COMMITTEE REPORTS FOR AUGUST 2018 for permits submitted to Them for consideration. The following information provided by the Architectural Committee. **SPECIAL NOTICES:** 1) The Committee meets every Thursday from 9:00 am to 9:30 am at the Tourist Development Center building. 2) **ASK BEFORE YOU ACT.**

<u>Date</u>	<u>Lot(s)</u>	<u>Block</u>	<u>Owner/Address</u>	<u>Description</u>	<u>In Compliance and Approved?</u>
Aug 2	128	4	Joe Zippa 410 Cobia	Construct Single Family Residence	Yes
Aug 16		10	Jay Odom 1500 Miracle Strip Pwky	Renovate Kitchen	Yes
Aug 16		8	Blu Condominium	Asked About Construction Time	Yes
Aug 23	226	5	Philip McVay 519 Dorado Drive	Remove and Replace Existing Garage	Yes
Aug 23	344 to 346	6	Aqua Villas Condominium	Dune Walkover	Yes
Aug 30	361 to 362	6	Tropical Isle Condominiium	Replace Sign	Yes

MINUTES (DRAFT) - OKALOOSA ISLAND LEASEHOLDERS ASSOCIATION – JUNE 11 , 2018 MEMBERSHIP MEETING
(Note from Secretary: These minutes extracted from the on-line podcast of the meeting)

MEETING LOCATION: Okaloosa Island Fire Station, 2nd Floor Training Room **CALL TO ORDER:** 7:00 pm

I. Call to Order and Plege of Alligence

II. ROLL: Board Members Present: Vice-President Dave Miller , Lynn Dominique, Paula Hudson and Dean Hanson

III. ANNOUNCEMENTS: No announcements.

IV. MAY 14, 2018 MINUTES: The motion to approve carried unanimously.

V. TREASURER’S REPORT: June 11, 2018

MEMBERSHIP TOTAL: 290

MAY 2018 TOTAL BALANCE: \$25,099.76

ASSOCIATION DISCRETIONARY FUND BALANCE AS OF May 21. 2018..... \$ 23,656.50

RECEIPTS SINCE LAST REPORT:

Membership Dues	\$	10.00
Newsletter Fees		<u>2.50</u>
Total Receipts.	\$	12.50

EXPENDTIURES SINCE LAST REPORT..... No Expenditures

EXPENSES PENDING APPROVAL FOR PAYMENT:

Reimburse Jim Simpson for stamps to mail the June 2018 OIL Lantern \$ 22.50

ASSOCIATION DISCRETIONARY FUND BALANCE AFTER RECEIPTS, EXPENDITURES & EXPENSES PENDING APPROVAL FOR PAYMENT AS OF June 11, 2018\$ 23,646.50

BEAUTIFICATION FUND BALANCE AS OF May 21, 2018..... \$ 1,421.28

BEAUTIFICATION FUND EXPENDITURES SINCE LAST REPORTNo Expenditures

BEAUTIFICATION FUND BALANCE AS OF June 11, 2018.....\$ 1,421.28

CHRISTMAS DECORATING PROJECT 2016 BALANCE AS OF May 21, 2018.....\$ 21.98

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

CHRISTMAS DECORDATING FUND BALANCE AS OF June 11, 2018 \$ 21.98

MINUTES (DRAFT) OKALOOSA ISLAND LEASEHOLDERS ASSOCIATION – JUNE 11 , 2018 MEMBERSHIP MEETING (CONTINUED))

V. Treasurer’s Report:

SUMMARY: June 11, 2018 Fund Balances

-- Association’s Discretionary Fund Balance.	\$	23,646.50
-- Beautification Fund Balance.....	\$	1,421.28
-- Christmas Decorating Fund Balance (Donations).....	\$	<u>21.98</u>
TOTAL FUNDS BALANCE.....	\$	25,089,76

Motions made and approved to accept the report and to reimburse Jim Simpson a total of \$22.50 for postage to mail the June 2018 OIL Lantern.

VI. COMMITTEE REPORTS

- A. Architectural Committee: Actions taken printed in the June 2018 OIL Lantern.
- B. Membership: **Jim Simpson:** Membership is 290.
- C. WebSite: **Bob Seitz:** Nothing to report
- D. Boat Basin Updates, if any, from Okaloosa County Public Works Director: No updates
- E. **Street Lighting MSBU: Paula Hudson:** REVIEW OF AUDIT TRAIL FOR DEPT.1602 ISLAND MSBU DATED: JUNE 1, 2018

Totally Monthly Revenue ...	\$3,505.30	2017 Fund Balance:....	\$259,131.57
Total Monthly Expense.....	\$7,541.33	YTD Fund Balance.....	\$259,626.90
Monthly Change:.....	\$(4,036.03)	YTD Change.....	\$ 495.33

F. Derelict Property Committee Report – Members Problems still exist at the property on Tropic Ave. Dave Miller advised he would follow-up with the owners. Paula Hudson advised that she had reported two properties – one on Dory Ave and one on Dorado Ave.

VII. OLD BUSINESS

A. Follow-up on the sprinkler work activity in the Island medians – Paula Hudson; Paula advised that the sprinklers were now working with the exception of those on Sundial Park which is under the control of Okaloosa County Water & Sewer. She advised that she would follow-up with Water & Sewer to resolve the problem.

Insert: Paula Hudson made a motion to appropriate \$1,000 for OILA to use to contribute (under the OILA brand) for the dedication of the three new beach accesses. The motion was seconded and approved.

VIII. NEW BUSINESS

A. Meeting with Commissioner Ketchel and Greg Kisela, on 31 May, to discuss East Pass Sand and Okaloosa Island.- David Sherry. David present a report on this subject: Following is a summary of the areas he covered. The entire summary can be viewed by going to the [Beach Erosion and Sand](#) page on the OILA website (www.oilaweb.com) and downloading the file.

Presentation to OILA, Summary of Sand / East Pass May 31, 2018 meeting with Okaloosa County

Attendees: Commissioner Carolyn Ketchel, Greg Kisela (Assistant County Manager), John Donovan, Dave Miller, Rebecca Sherry, David Sherry, and (by telephone) Dave Hancock.

The meeting lasted more than an hour, and much ground was covered. Topics included:

- 1) A county proposal to split the sand from the proposed East Pass Dredge 75:25, with Holiday Isle private beach getting 150,000 cubic yards and Okaloosa Island predominantly public beach getting 50,000 cubic yards;
- 2) Possibly placing the East Pass dredge sand up on the dry beach, pursuant to a beach restoration profile on Holiday Isle and Okaloosa Island, instead of in the approved swash zone areas;
- 3) Possibly placing Okaloosa Island's 50,000 cubic yards at El Matador condominium;
- 4) Okaloosa County hiring a special counsel to replace the special counsel who had been working on an improved sand source for any Okaloosa Island beach renourishment, including East Pass Inlet management and East Pass related sand as a possible improved sand source;
- 5) Possible re-opening of the East Pass Inlet Management Plan;
- 6) Holiday Isle's recurring beach erosion; the need for a long term solution; and the slow progress to date on the County Commissioners' instructions to fix the problem;
- 7) The possibility of using the OK-A borrow site as a sand source to perform a larger beach restoration on Holiday Isle. This option seems to be the one that gives both communities what they want, much more sand for Holiday Isle, and East Pass sand for Okaloosa Island;
- 8) Timing and cost of the East Pass channel dredge project.

B. Discussion of vendor beach chair placement and non stationary life guards – Nancy Hunt: Lively discussioin was held on the issues of mobile verses stationary life guards and of beach vendor compliance with the county ordiance on the placement of beach chairs and umbrellas.

C. Discussion of a proposal to build (with volunteers) a lighted snowflake display on the county land in front of Wings. - Nancy Hunt, Island Christmas Decoration Committee: At Nancy Hunt's request, a motion was made, seconded and approved to provide \$200 for supplies for the building of of this display.

XI. ADJOURNMENT: Meeting was adjourned at 8:24 pm.