

DECEMBER 2024 EDITION OF THE OKALOOSA ISLAND LEASEHOLDERS
NEWSLETTER, THE OIL LANTERN
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P.O. Box 4323
Ft Walton Beach, FL 32549

OKALOOSA ISLAND LEASEHOLDERS
ASSOCIATION

ADDRESS CORRECTION REQUESTED

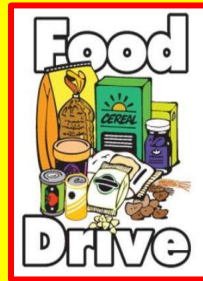
There will be no membership meeting in December. The next membership meeting will be held on Monday, **January 13, 2025.**

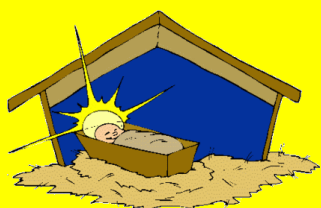
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**ISLAND FOOD PANTRY DRIVE FOR 2024 STARTS
DECEMBER 6 AND RUNS TO DECEMBER 20.
DROP YOUR DONATIONS OFF AT THE FRONT
LOBBY OF THE OKALOOSA ISLAND FIRE
STATION– 104 SANTA ROSA BLVD.**

THIS YEAR'S GOAL: 500 LBS!





MERRY CHRISTMAS

THE OIL LANTERN

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
December 2024



MESSAGE FROM THE PRESIDENT – Brian Harrington



As the holidays near and life on Okaloosa Island slows to a peaceful state, we're able to reflect on what makes our once-in-a-lifetime community such a gemstone along the Gulf Coast. Okaloosa Island boasts a degree of old-Florida charm that is unsurpassed—and with good reason. Our Island enjoys legal protections along with construction and environmental restrictions that other coastal communities didn't have the foresight to emplace. Unfortunately, however, not everyone is content to "color between the lines" and live within the bounds of our long-standing Protective Covenants and Restrictions (PC&Rs) that date back 70 years.

I've heard volumes of complaints—mostly involving single-family homeowners' desire to rent out their homes on a short-term basis. Other complaints arise regarding OILA's Architectural Review Committee's determination that a proposed project is not in compliance with the PC&Rs. This can cause animosity towards OILA as an organization. However, much of this animus could have been avoided had the PC&Rs been read in advance—and in their entirety.

In an effort to inform our membership, potential homebuyers, and project contractors, I'd like to take a moment and attempt to clarify as best I can, three of the misconceptions regarding the enforceability of Okaloosa Island's Protective Covenants and Restrictions:

1. "My realtor didn't provide me a written copy of the Island's Protective Covenants; therefore, they don't apply to me." It's unfortunate that all too often an uninformed realtor fails to do their job properly. However, it's *the buyer's* job to conduct due diligence. Recall the Latin phrase "Caveat Emptor" which translates to "let the buyer beware." And yes, just like any other law or ordinance, Okaloosa Island's Protective Covenants apply whether or not they were actually read.

2. "My property has a fee simple title, therefore since I'm not a "*leaseholder*" none of the Protective Covenants and Restrictions apply to me." It's important to note that our Covenants state that: "Further, by policy adopted by the Board of County Commissioners in 1992, leases on Okaloosa Island could be exchanged for property titles with full force of these PROTECTIVE COVENANTS AND RESTRICTIONS retained. Therefore, the term "leasehold" will be understood to signify "leasehold/title" and "leaseholder" signifies "leaseholder/owner" and likewise "lessee" signifies "lessee/owner." Here again, the PC&Rs apply whether one is a fee simple title-holder or a leaseholder.

3. "Nobody is enforcing any of these PC&Rs, so I'll simply do whatever I want first—and ask for forgiveness later." OILA's ability to pursue legal action against covenant violations is grounded in the following statement that is written Okaloosa Island's Protective Covenants and Restrictions—

"If any lessee or occupant of any lot or parcel shall violate or attempt to violate any of the restriction and covenants to such lot, it shall be lawful for Okaloosa County or *any person or persons leasing property on the Island to prosecute proceedings* in the law for recovery of damages against the person or persons violating or attempting to violate any such covenants and restrictions, or to maintain a proceeding in equity for the purpose of restraining or preventing such violations..."

The fact is that OILA can pursue legal action against anyone who violates or attempts to violate the Island's PC&Rs. It has taken many years, but through a vote of our members OILA has finally retained legal counsel and will act to correct nonobservance of the Island's protective covenants.

I appreciate all of our members' efforts in bringing PC&R violations to my attention. I will make every effort with the consent of our membership to ensure that our long-standing covenants are enforced, thereby allowing our Island community to remain as idyllic as ever.

As we're not holding a December members' meeting—I along with the Board of Directors, would like to extend our warmest wishes to you and yours this holiday season! Thanks for all that you do to make our island the jewel of the Emerald Coast.

"As we come home with gladness to family and friends this Christmas, let us also remember our neighbors who cannot go home themselves." –Ronald Reagan, December 1988

OILA—We're stronger together

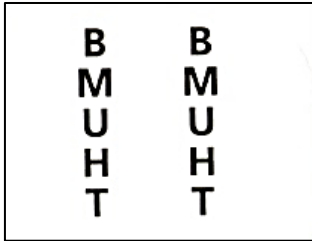
WUZZLE PUZZLES - What is a Wuzzle Puzzle? It is a puzzle consisting of combinations of words, letters, figures, or symbols positioned to create disguised words, phrases, names, places, etc. Are you ready to take the challenge and figure out the “disguised” meaning of these wuzzles? Good luck. The answers are available on [page 5](#) of this newsletter.



Wuzzle No. 1



Wuzzle No. 2



Wuzzle No. 3



Wuzzle No. 4



**NOVEMBER
2024 RAINFALL:
5.6 INCHES**

Nov 5.....**0.3** inches Nov 14....**0.7** inches
Nov 10.....**0.2** inches Nov 19....**2.3** inches
Nov 11.....**1.1** inches

November Avg Rainfall.....**4.1** inches
Variance to Average.....**+ 1.5** inches

Avg Rainfall for Dec.....**4.8** inches
Dec Record High.....**84° F** (1968)
Dec Record Low..... **8° F** (1962)
Dec Avg Water Temperature **.64° F**

Avg Rainfall for January.....**5.0** inches
January Record High.....**80° F** (1957)
January Record Low**4° F** (1985)
Jan Avg Water Temperature....**64° F**

YTD Variance **- 5.2** inches
Year to Date Rainfall.....**55.4** inches
Avg Annual Rainfall**65.1** inches



ARCHITECTURAL COMMITTEE REPORTS FOR NOVEMBER 2024. The OILA Architectural Review Committee (ARC) received and reviewed the following building permits during the month of October 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 & Approved</u>
11/02	408	7	H. Rominger 727 Sailfish Dr	Exterior Renovation Bathroom Addition	Yes
11/15	245	5	L. Springer 538 Dolphin Ave	New Home	Yes
11/21		8	L. Feliciano Bella Riva Condo	Concrete Repairs/ Restoration	Yes
11/21		11	L. Feliciano Summer Place Condo	Concrete Repairs/ Restoration	Yes

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

<http://www.OILAweb.com/ArchitectureReview.html>

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

- OILA ARC review package:
 - Completed OILA ARC application,
 - Survey plat of the property,
 - Overlaid illustration of the project on a copy of the survey plat.
 - 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.)
 - Email the completed ARC application file to the OILA ARC for review at 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 1st and 3rd Thursday's of the month).

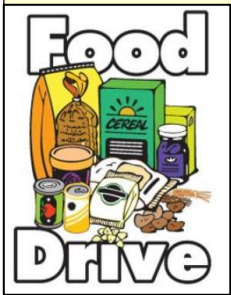
ISLAND FOOD PANTRY DRIVE FOR 2024 – DECEMBER 6 TO DECEMBER 20

**STARTING FRIDAY, DECEMBER 6 THE FIRE DEPARTMENT WILL BE ACCEPTING DONATIONS
JUST DROP YOUR DONATION OFF IN THE FRONT ENTRANCE LOBBY!**

BRING DONATIONS OF NON-PERISHABLE* FOODS AND TOILETRY ITEMS TO THE OKALOOSA ISLAND FIRE STATION DROP OFF SITE.

DONATIONS CAN BE MADE 24 HOURS A DAY FROM: FRIDAY, DEC 6 THROUGH FRIDAY, DEC 20

*** IN ADDITION TO CANNED FOOD, NON-PERISHABLES INCLUDE CEREAL, OATMEAL, GRITS, ETC**



**LAST YEAR THE ISLAND DONATED 402 POUNDS OF FOOD
TO THE SHARING AND CARING FOOD BANK OF FORT
WALTON BEACH**



THIS YEAR'S GOAL IS 500 POUNDS!

THIS MONTH IN HISTORY – DECEMBER

December is the twelfth and last month of the year in the Gregorian calendar, with 31 days. It marks the beginning of winter in the northern hemisphere and summer in the southern hemisphere. The name comes from the Latin word "decem" for "ten", as it was originally the tenth month in the Roman calendar

December 3, 1967 - The first successful heart transplant was performed by Dr. Christiaan Barnard at Cape Town, South African, on Louis Washkansky, who lived for 18 days.

December 19, 1871: Mark Twain received the first of his three patents for suspenders.

December 20, 1868: Industrialist Harvey S. Firestone founded Firestone Tires.

December 21st - Winter begins in the Northern Hemisphere. In the Southern Hemisphere today is the beginning of summer.

December 23, 1913 - The U.S. Congress passed the Federal Reserve Act establishing the Federal Reserve System to serve as the nation's central bank.

December 25, 336: The first recorded celebration of Christmas on December 25 took place under the first Christian emperor, Constantine 1.

December 29, 1823: Charles Macintosh, the Scottish inventor, patented the first waterproof material in 1823. The Mackintosh raincoat was named after him.

WHO WOULD HAVE THOUGHT IT: THE OLDEST LIVING THING ON EARTH IS A TREE!



The Inyo National Forest is home to many bristlecone pines, thought to be the oldest living organisms on Earth. Bristlecone pines are a small group of trees that reach an age believed by many scientists to be far greater than that of any other living organism known to man -- up to nearly 5,000 years. The oldest of these near prehistoric pines is a tree nicknamed Methuselah (photo to the left and named after Methuselah, the longest-lived person in the Bible). Methuselah is located in the Inyo National Forest and sits in a remote area between California's Sierra Nevada range and the Nevada border. Over **4,789** years old, the age of Methuselah was determined by the measurement of core samples taken in 1957. The storied bristlecone pines grow in isolated groves at and just below the tree line in mountainous regions of

These hardy trees thrive on adversity, living in harsh conditions and high elevation (about 10,000 feet) where little else survives. Fighting the elements for millennia, bristlecone pines have been exposed to extreme cold temperatures, dry soils, high winds, and short growing seasons. Being in a category known to many scientists as extremeophiles the trees grow very slowly. Bristlecone wood is very dense and resinous, and thus resistant to invasion by insects, fungi and other potential pests. In very old specimens, often only a narrow strip of living tissue connects the roots to a handful of live branches.

PLEASE SHARE THE FOLLOWING INFORMATION WITH FRIENDS AND NEIGHBORS WHO MIGHT BE INTERESTED IN JOINING OILA

There are now **two ways to join the Leaseholders OILA**: 1. You can join online. Click on this webpage: <http://www.oilaweb.com/Membership.html> (please note that NO donation to Zeffy – our free payment hosting platform is required) or 2. You can join by mail by utilizing the following membership form.

**APPLICATION FOR MEMBERSHIP IN THE
OKALOOSA ISLAND LEASEHOLDERS ASSOCIATION
(OILA)**

{If you have any questions concerning membership, dues or this form, call Jim Simpson, Treasurer, at (850) 585-2116}

NAME: (Please Print): _____
(Last) (First) (Middle Initial)

**OKALOOSA ISLAND
PROPERTY ADDRESS:**

(Please note: You must hold a land lease, a fee simple title or own a condominium or a co-operative dwelling unit on Okaloosa Island to be eligible for membership)

_____ (Street) _____ (City)
_____ Telephone No. _____
(State) (Zip Code)

MAILING ADDRESS:

_____ (Street) _____ (City)
_____ Telephone No. _____
(State) (Zip Code)

Membership dues are **twelve (\$12)** a year. With this subscription, your monthly issue of the OIL Lantern, OILA's newsletter, will be distributed to you by email. Please enter your email address on the following line:

(Please enter your email address here)

If you wish to receive your copy of the OIL Lantern by U.S. Mail (in addition to distribution by email) there is an addition postage fee of **six (\$6)** a year.

Please check the block which identifies the level of membership you desire:

\$12 – Annual membership

\$18 – Annual membership (\$12) plus (\$6) U.S. mail delivery. If you select this option, your newsletter will be sent to mailing address you designated above.

Please check the block for the membership category you desire, make your check payable to the Okaloosa Island Leaseholders Association or OILA and mail your remittance (**\$12 or \$18**) to the following address:

Okaloosa Island Leaseholders Association, P.O. Box 4323, Fort Walton Beach, FL 32549.

I request membership in the Okaloosa Island Leaseholders Association. I am eligible for membership, have completed the application form and have remitted my dues:

WUZZLE PUZZLE ANSWERS

Wuzzle No. 1



Pain in the Neck

Wuzzle No. 2



Chip on Your Shoulder

Wuzzle No. 3



Two Thumbs Up

Wuzzle No. 4



Hair Dresser