

**JUNE 2026 EDITION OF THE OKALOOSA ISLANDE LEASEHOLDERS  
NEWSLETTER, THE OIL LANTERN**

Page 1 of 8 Pages



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

**OKALOOSA ISLAND LEASEHOLDERS  
ASSOCIATION**

**ADDRESS CORRECTION REQUESTED**

Our June 2026 meeting will be held on **Monday, June 8** starting at 7 pm. For our June 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. **NOTE: OILA does not hold membership meetings in the months of July and August. The next meeting will be Monday, Sept 14.**

**IN THIS NEWSLETTER**

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- Wuzzle Puzzle Answers
- All About the Island Streetlight MSBU – Municipal Services Benefit Unit
- This Month in History – June
- The Part of Brooks St Under the Bridge Opens to Two-Way Traffic

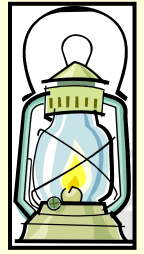


**MEET SEAN MAST, NEW CHIEF OF  
THE OKALOOSA ISLAND FIRE  
DEPARTMENT, AT THE JUNE 8,  
2026 MEMBERSHIP MEETING**



# 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](http://www.oilaweb.com)  
June 2026



## OILA BOARD OF DIRECTORS 2025-2026

- Brian Harrington**  
[president@oilaweb.com](mailto:president@oilaweb.com)
- Lori Waschak**  
[vicepresident@oilaweb.com](mailto:vicepresident@oilaweb.com)
- Jesse Hunt**  
[directors@oilaweb.com](mailto:directors@oilaweb.com)
- Eddie Wall**  
[directors@oilaweb.com](mailto:directors@oilaweb.com)
- Jerry Boggess**  
[directors@oilaweb.com](mailto:directors@oilaweb.com)
- Steve Scott**  
[directors@oilaweb.com](mailto:directors@oilaweb.com)
- Stan King**  
[directors@oilaweb.com](mailto:directors@oilaweb.com)
- Mark Waschak**  
[secretary@oilaweb.com](mailto:secretary@oilaweb.com)
- Jim Simpson**  
[treasurer@oilaweb.com](mailto:treasurer@oilaweb.com)

## By-Laws of the Okaloosa Island Leaseholders Association Article 1, Section 3

The general nature of the corporation shall be: to coordinate affairs between leaseholder members and the Board of County Commissioners in their role as heirs to the obligations and privileges of the Okaloosa Island Authority, to preserve the public lands on Santa Rosa Island, Okaloosa County, to advise and assist the county in the application of the protective covenants that affect leasehold members and to advise leaseholders and the public in general in their rights and obligations under said leases.

## Message from the President – Brian Harrington

*June marks my last month as OILA's President* and I'd like to begin by thanking my fellow directors and all of our members for your support over the past 3 years. I'd also like to send a special thanks to our Treasurer, Jim Simpson, who works tirelessly to put together this newsletter while keeping our organization financially solvent.



Leadership change is always a bittersweet moment, and this month we're also bidding a fond farewell to OILA directors *Jerry Boggess and Stan King*, both of whom stood up and volunteered to work in the interests of our members and improve the quality of life for all Island residents and their guests.

*OILA is in the Best of Hands* as we welcome *Dot Alligood, Brad Cole and Nick Hall* to OILA's board of directors. Your new directors have an excellent history of involvement in matters that concern Okaloosa Islanders. They're joining an already extremely competent leadership team represented by *Lori Waschak, Jesse Hunt, Steve Scott, and Eddie Wall*. Next week the board will select officers—President, Vice President, and Secretary for the new term. Please join me in providing your fullest support as they face the upcoming leadership and legal challenges.

**Water and Sewer Upgrades** continue down Tarpon Dr. and Tropic Ave. as the installation of new water supply lines is being finalized and roadways are being freshly paved over.

**We are one Neighborhood, Stronger Together.** During my tenure as President, it has truly been a rewarding experience to watch Okaloosa Islanders set aside their differences and grow into a much more tightly knit neighborhood. Regardless of geographic location, be it on the North or South side of Santa Rosa Blvd--*all of us are Okaloosa Islanders.*

**Have A Great Summer!** There are no scheduled meetings for the months of July and August. However, you can be certain that your new board of directors will be working hard to ensure that OILA continues to work in the best interests of our members.

**A Final Note**--OILA represents over 3,000 island property owners, but only about 10% of us are actively engaged. I'll sign off by leaving you with a challenge—*Encourage all of your neighbors to get involved in our community and join OILA!*  
--Join online at [OILAweb.com](http://OILAweb.com)

**OILA, Stronger Together!**

# OILA WELCOMES THREE NEW MEMBERS TO THE OILA BOARD OF DIRECTORS

At the May 11, 2026, meeting the following OILA members were nominated by the Nominating Committee to fill three pending vacancies to the Board of Directors: Nick Hall, Brad Cole and Dorothy Alligood. There were no nominations from the floor, and all were elected. They will assume office at the June 8, 2026, meeting.

**Nick Hall** is a retired U.S. Marine Corps Colonel and test pilot originally from Pennsylvania. He and his wife, Cathy, purchased their home on Okaloosa Island in 2012 as a family beach retreat, later making the Island their full-time residence after his retirement from Bell Helicopter Flight Test in 2017. They have four daughters and one grandson.

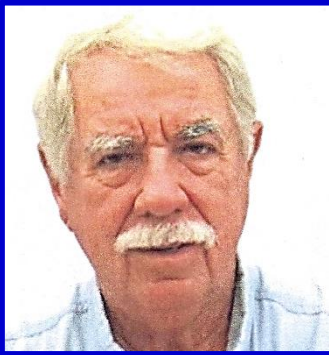


Committed to supporting and improving his community, Nick served as an initial member of the Recycling Advisory Committee for the Okaloosa Board of County Commissioners, where he spent two years working to strengthen the county's overall recycling efforts. In late 2021, he joined the Architecture Review Committee, developing a strong working knowledge of the OILA Protective Covenants and Restrictions.

Nick has extensive experience working on small, high-performing teams and enjoys hands-on mechanical work, especially restoring small gas engines. He and Cathy fully embrace the Island lifestyle and appreciate the natural beauty and surrounding areas

that make Okaloosa Island their lifetime home.

**Brad Cole** and his wife of 55 years, Melissa, have owned a home on Okaloosa Island since 2009 & joined OILA at the time. They have two children and 4 grandchildren.



Brad incorporated "Brad Cole Construction Co., Inc (BCCC) in 1977 and his company is still ongoing today performing some of the largest and complicated projects in the South Eastern US. Projects Include: United State Department of Agriculture Soil Conservation Service (USDASCS). United States Army Corp of Engineers and is recognized as one of the premiere builders of Category 1 "High Hazard" earthen dams in the Southeast. Other projects included Federal Highway and Interstate projects for various Departments of Transportation (DOT), and the Department of Defense.

During his 40 plus years in the contracting business, He has dealt with government at local, state and federal, as well as major corporations with issues ranging from zoning, ordinances, contract negotiations, and unfortunately disputes. All these required some type of meetings, courtrooms or binding construction arbitration.

He's been coming to this area since he was a young boy—as his Dad loved to fish.

Brad's wife Melissa ate her first lobster at the Quarter Deck Restaurant in Destin shortly after they were married in 1971.

Brad purchased a condo in the Island Princess, shortly after its construction, and sold it in 2024.

**Dorothy Alligood (Dot)** and her husband Walter L. Alligood, Jr (Bo) have lived in the area since 1974. They owned B & C Fire Safety, Inc, for 45 years where the company grew from just the two of them to now over 100 employees. Dorothy's husband was President and she was Vice President until he retired because of illness in 2010. Dorothy became President and ran the company until her retirement in 2019. Their daughter, Nikki DeVore now owns the company.



During those years she also worked in banking for several years as Vice President and branch manager of Commercial Lending before returning full time to their company. She has also been involved with different organizations such as the local Chamber of Commerce and has held offices in other organizations

She's raised three children in the area and now has three wonderful grandchildren. Dot & Bo have owned a Condo on Whelk Ct—across from Beach View Restaurant since April of 2003.

**June 2026 Meeting Agenda Date: May 11, 2026 Time: 7:00 p.m.**

**I. PLACE:** For our June 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, President

**IV. Approval of Minutes of Previous Meeting:** Mark Waschak, Secretary  
Draft minutes, May 11, 2026, meeting (printed in this newsletter)

**V. Treasurer's Report for June 2026 – Jim Simpson, Treasurer**

**VI. Standing Committee Reports:** Nick Hall, ARC Chairman  
Architectural Review Committee Report for May 2026

**VII. New Business**

- A. Guest Speaker – Chief Sean Mast
- B. Legal Update
- C. Appointment of New Directors

**Old Business:**

**VIII. Announcements, Speakers and Program**

**XI. Adjournment**

**May 2026 Rainfall: 9.8 INCHES**

May 1.....**2.0** inches    May 25....**3.1** inches  
 May 8.....**0.2** inches    May 27....**0.5** inches  
 May 9.....**0.1** inches    May 29....**0.9** inches  
 May 12....**1.9** inches    May 30 ...**0.2** inches  
 May 13...**0.3** inches    May 31....**0.1** inches  
 May 24...**0.5** inches

May Avg Rainfall .....**3.7** inches  
 Variance to Average..... **+ 6.1** inches

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

July Avg Rainfall.....**8.5** inches  
 July Record High.....**107.°F** (1980)  
 July Record Low ..... **55° F** (1967)  
 July Avg Water Temperature.....**83° F**

YTD Variance ..... **- 8.0** inches  
 Year to Date Rainfall..... **16.8** inches  
 Avg Annual Rainfall ..... **65.1** inches



**ARCHITECTURAL COMMITTEE REPORT MAY 2026**

The OILA Architectural Review Committee (ARC) received and reviewed the following during the month of April 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>
5/7	225	5	R. Olson 518 Dorado Ave	Shed	Yes
5/7	152	4	C. Wolff 424 Caviar Dr	New Residence	Yes
5/19	459	8	D. Watkins 808 Tarpon Dr	New Residence	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:

1. OILA ARC review package:
  - 1.1. Completed OILA ARC application,
  - 1.2. Survey plat of the property,
  - 1.3. Overlaid illustration of the project on a copy of the survey plat.
  - 1.4. 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.)
2. 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).**

**UPDATE ON THE RESURFACING OF EGLIN PARKWAY BY THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT)**

FDOT's \$11.6 million resurfacing of Eglin Parkway (State Road 85) from Richbourg Avenue in Shalimar to U.S. 98 in Fort Walton Beach was announced in May 2024 and began in late 2025. The project includes sidewalk and crosswalk improvements, signalization upgrades, stormwater management enhancements, and new signing and pavement markings. Construction is scheduled for completion in late 2027.

(Editor's note: Eglin Parkway is a state road maintained by FDOT, not by Okaloosa County or the Town of Shalimar).

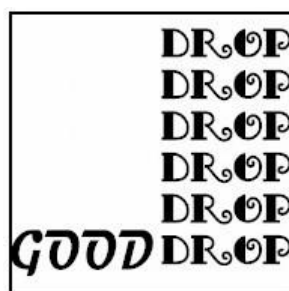
**WUZZLE PUZZLES** - What is a Wuzzle Puzzle? It is a puzzle consisting of combinations of words, letters, figures, or symbols positioned to create disguised words, phrases, names, places, etc. Are you ready to take the challenge and figure out the “disguised” meaning of these wuzzles? Good luck.



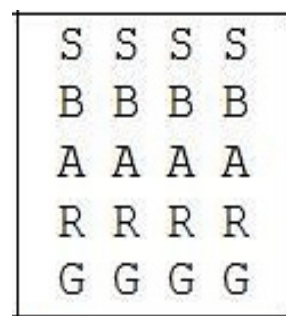
**Wuzzle No. 1**



**Wuzzle No. 2**



**Wuzzle No. 3**



**Wuzzle No. 4**

## **Draft Membership Meeting Minutes – May 11, 2026**

**Directors Present:** Harrington, Waschak, Scott, King

**7:00 PM** – Call to order and Pledge of Allegiance.

**7:02 PM** – Approval of prior meeting minutes. Motion passed.

- Notes for this meeting are more detailed than usual due to prior legal discussions.

**7:03 PM – Treasurer’s Report** presented by Jim Simpson and approved. (See atch 1 for the full report)

- Financial details are included in the monthly newsletter.
- No new expenditures reported aside from newsletter mailing costs.
- **\$10,000 remains designated for future legal expenses.**
- Motion approved to reimburse the Treasurer for expenses.

**7:05 PM – ARC Report:**

- Applications reviewed for:
  - 616 Pelican Drive (pool installation)
  - El Matador (repairs)
- Additional discussion held regarding docks and properties not following established ARC approval processes.

**7:09 PM – MSBU Report** presented by Paula Hudson:

- A fee included in utility bills funds street lighting and beautification through the county.
- OILA is expected to receive interest on prior-year balances.
- Beautification projects require submission of **three bids** to the county for approval.
- Inquiry raised regarding county responsibility for cleanup related to recent road improvements.

**7:20 PM** – Announcement:

- The **new Fire Chief** will be introduced at the June OILA meeting.

**7:22 PM – Legal Committee Update:**

- Review of billing from Moorehead Law Group, previously discussed in April.
- **\$930 billed to date** for initial legal work related to protecting **Beach Access #1**.

**7:24 PM – Nominating Committee Report**

Chaired by Director Waschak.

- Open positions due to term completion: King, Boggess, Harrington.
- Applicants:
  - Nick Hall
  - Brad Cole
  - Dorothy Allgood
- Floor nominations requested; none received.
- As the number of applicants equals available positions, **no election required.**

**7:40 PM** – Motion to adjourn. Meeting adjourned.

\*\*\*\*\*

**TREASURER’S REPORT: May 11, 2026** (attachment 1)

**MEMBERSHIP TOTAL: 246**

**April 13, 2026 TOTAL BALANCE: \$23,641.82**

**ASSOCIATION DISCRETIONARY FUND BALANCE AS OF April 13, 2026.....\$ 21,086.64**

**RECEIPTS SINCE LAST REPORT:**

Membership Dues: .....	\$	<b>36.00</b>
U.S. Mail Fees.....	\$	<b><u>8.00</u></b>
Total Receipts: \$		<b>44.00</b>

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

**EXPENSES PENDING APPROVAL FOR PAYMENT**

Reimburse Jim Simpson for the cost of postage to mail the May 2026 OIL Lantern . ....\$ **54.60**

**ASSOCIATION DISCRETIONARY FUND BALANCE AFTER RECEIPTS, EXPENDITURES & EXPENSES PENDING APPROVAL FOR PAYMENT AS OF May 11, 2026.....\$ 21,076.04**

**LEGAL FEE ALLOCATION BALANCE AS OF April 13, 2026.....\$ 1,133.90**

**LEGAL FEE ALLOCATION EXPENDITURES SINCE LAST REPORT**

Reimburse Brian Harrington for payment of legal fee to Moorhead Law Group on Invoice No. 126318 dated May 1, 2026.....\$ **930.00**

**LEGAL FEE ALLOCATION BALANCE AS OF May 11, 2026.....\$ 203.90**

**BEAUTIFICATION FUND BALANCE AS OF April 13, 2026.....\$ 1,421.28**

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

**BEAUTIFICATION FUND BALANCE AS OF May 11, 2026, 2026.....\$ 1,421.28**

**SUMMARY: May 11, 2026 Fund Balances**

-- Association’s Discretionary Fund Balance. ....	\$	<b>21,076.04</b>
-- Legal Fee Allocation Balance.....	\$	<b>203.90</b>
-- Beautification Fund Balance.....	\$	<b><u>1,421.28</u></b>

**TOTAL FUNDS BALANCE... \$ 22,701.22**

Respectfully submitted, Jim Simpson, Treasurer

# HOW TO REPORT A STREETLIGHT PROBLEM ON OKALOOSA ISLAND (FPL)



If there is a problem with a streetlight on Okaloosa Island – such as it being out, flickering, or malfunctioning – you can report it directly to Florida Power & Light (FPL) through their official online system.

## 1. Use the FPL Streetlight Reporting Tool

Go to the FPL Streetlight reporting page: [FPL Streetlight Report](#) and select the “**Report a streetlight**” option [FPL](#).

- You’ll be prompted to enter the **address** of the streetlight or you can zoom in on the map and the streetlights will be shown.
- Provide a **description** of the problem (e.g., “light is out,” “flickering,”

“damaged fixture”). Please note in additional info “This is an Okaloosa Island MSBU light”

- Submit the report. FPL will acknowledge receipt and work to repair it.
- You will be asked for your name and contact, this is only used for their record keeping. You may receive an email that confirms your report.

## 2. Check Previous Reports

If you’ve already reported the same light, you can search your previous report to confirm status or update details [FPL](#).

## 3. Alternative Contact Methods

- **Phone:** Call FPL’s outage and power concerns line at **1-800-4-OUTAGE (1-800-468-8243)** to report a dangerous condition like a downed power line. For non-emergency streetlight issues, you can also call FPL’s general support line from the [Contact Us](#) page [FPL+1](#).
- **In Person:** Visit your nearest FPL service center or call ahead to confirm hours.

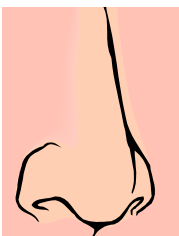
## 4. Safety Reminder

If the light is on a pole that appears damaged or leaning, or if you see a downed power line, **do not touch it**. Call 911 immediately for life-threatening emergencies and call FPL’s outage line for non-life-threatening but dangerous conditions [FPL](#).

**Tip:** For Okaloosa Island, ensure you have the exact address (including street name and number) so FPL can locate the light quickly. If you’re unsure, you can use a map to confirm the location before reporting. By using the online form, you ensure your report is logged in FPL’s system and tracked until the issue is resolved.

## WUZZLE PUZZLES ANSWERS

Wuzzle No. 1



**Right Under Your Nose**

Wuzzle No. 2



**Left Overs**

Wuzzle No. 3



**Good Until the Last Drop**

Wuzzle No. 4



**Up for Grabs**



## THE HISTORY AND DETAILS ABOUT THE OKALOOSA ISLAND STREETLIGHT MSBU (Municipal Service Benefits Unit) by Paula Hudson

Prior to Okaloosa County taking control of Okaloosa Island, streetlighting was provided by the Okaloosa Island Authority. I was told that once the County took control that they advised the streetlights would be removed. An agreement was reached between the Leaseholders and the County that the streetlights would remain and that properties would be billed through their water bills. The Board of County Commissioners is the governing body for the Island Municipal Service

Benefit Unit (MSBU). They review the budget each year; set rates and have the final approval of any expenditure. The current monthly rate is as follows:

- \$2.00 per single family residence
- \$.90 per condominium unit
- \$1.30 per apartment
- \$0.25 per motel unit or \$25.00 per motel per month whichever is less
- \$11.30 per business, governmental or commercial enterprise

The County uses the funds monthly to pay the electrical cost of the streetlights and the irrigation along the boulevard and 4 small circles along Pelican Drive and Sailfish Drive. Ordinance 85-06 provides that excess funds may be used for beautification. Requests for the use of excess funds can be made to the Board of County Commissioners by the Okaloosa Island Leaseholders Association for landscaping and maintenance of the medians or PUBLIC areas. This entails obtaining 3 written estimates and an explanation of the project.

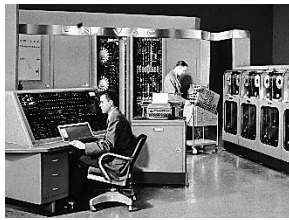
Should there be damage to any streetlight or pole Florida Power is responsible for the cost to repair/replace if the lights are standard issue.

### THIS MONTH IN HISTORY – JUNE

**June 5, 1783** - The first sustained flight occurred as a hot-air balloon was launched at Annonay, France, by brothers Joseph and Jacques Montgolfier.

**June 11, 1991** - Mount Pinatubo in the Philippines erupted, spewing ash into the air, visible over 60 miles. The surrounding areas were covered with ash and mud created by rainstorms. Nearby U.S. military bases were also damaged.

**June 14, 1951** – Univac 1, the world's 1st commercial electronic computer was unveiled. It was installed at the Census Bureau and utilized a magnetic tape unit as a buffer memory.



**June 15, 1215** - King John set his seal to Magna Carta, the first charter of British liberties, guaranteeing basic rights that have since become the foundation of modern democracies around the world.

**June 23, 1865** - The last formal surrender of Confederate troops occurred as Cherokee leader and Confederate Brigadier General Watie surrendered his battalion comprised of American Indians in the Oklahoma Territory.

**June 30, 1971** - The 26th Amendment to the U.S. Constitution was enacted, granting the right to vote in all federal, state and local elections to American citizens 18 years or older. The U.S. thus gained an additional 11 million voters. The minimum voting age in most states had been 21.



### BROOKS STREET OPENS TO TWO-WAY TRAFFIC IN FORT WALTON BEACH AS PART OF THE BRIDGE RELACEMENT PROJECT

The Florida Department of Transportation announced Friday, May 22, that the segment of Brooks Street from Perry Ave to Florida Blanca Place is now open to two-way traffic.