

# Alligator Point Taxpayers Association

## Board of Directors Meeting

The March meeting of the Alligator Pt Taxpayers Association Board of Directors was called to order by President Sam Rogers at 9:00 am on Saturday, March 13, 2010, at Mission by the Sea Church on Alligator Drive.

### **Approval of Minutes:**

Motion by Alan Feifer, seconded by Jim Cummins to accept the minutes of the February 13<sup>th</sup> Board of Directors meeting, adopted without objection.

### **Approval of Treasurer Report:**

Treasurer Kimbrough being absent, approval of the Treasurers report was tabled until the April meeting.

Bill Kimbrough is excused due to family illness.

Committee Reports:

**Communication** – no report.

**Beach Erosion** – no report.

**Beautification** – no report.

**Development** – Alan Feifer reports that St Joe continues to actively develop, though on a much smaller scale.

On Alligator Pt, the house under construction west of the “S” curve will not receive a Certificate of Occupancy until after the existing house on the site is demolished.

**Membership** – Jim Cummins informed the Board that membership currently stands at 225. Four current Board members have yet to renew. Reminder letters were sent to 2009 APTA members on a single sheet mailing which includes their name/address on the reverse of the renewal form.

Tom Vanderplaats, chairman of the AP Water Resources District, and Skip Cook, APWRD engineer addressed the Board regarding recent rumors concerning the future of Alligator Pt water. Vanderplaats described the current water supply as tenuous. In negotiations to extend well field lease agreement with St Joe, that company made unreasonable requirements. The current lease runs through 2036. St Joe currently has purchase rights to wells located on their property. Faced with an insufficient water supply, the APWRD is exploring the purchase of water from other sources. They were close to an agreement with Panacea Water, but the formerly supportive position of NW Florida Water Management District was reversed. Instead, APWRD was told to look within Franklin County to secure additional water. APWRD has told Carrabelle Water that they’re interested in purchasing water, but have no desire to

relinquish their autonomy. A feasibility study on Carrabelle's accession of the AP water system is pending. Such dissolution of the APWRD would require an act of the Florida Legislature and a favorable vote by the water district voters. President Rogers interjected that Bucky Mitchell has been monitoring the 2010 legislative session for any such legislation. At this point, there is none. Rogers also mentioned the fact that several AP property owners are lobbyists who might be willing to represent the community's interests.

Alan Feifer mentioned the involvement of Joyce Estes (Franklin Co representative on NFWFMD) who seems to support Carrabelle Water's desire to take over the AP water district, and is interested in replacing Vanderplaats now that his term has expired. Ken Osborne confirmed this and also that because of currently defunct condo projects, Carrabelle is desperate for customers to help in servicing their bonds.

Vanderplaats discussed the defeat of APWRD expansion a couple of years ago and expressed his desire to try again at some point.

Skip Cook met recently with Doug Barr (executive director of NFWFMD) who supports "local sources first" for water acquisition. Cook believes any deal with Panacea is going to not only be expensive, it will also more difficult politically.

Motion by Ken Osborne, seconded by Jim Cummins that President Rogers write a letter to the Governor's appointment office expressing APTA's desire to see Vanderplaats retained on the APWRD, or failing that, to allow AP residents a voice in his replacement, adopted without objection.

President Rogers will appoint an executive committee chaired by Ken Osborne to determine APTA's preferences regarding long-term planning involving the water situation.

President Rogers asked Vanderplaats if hydrants were being serviced on a regular basis. At this time, hydrants are checked periodically but there is no established maintenance schedule. Vanderplaats said the issue will be discussed at the APWRD March meeting.

Vanderplaats reports the APWRD is continuing to seek grants to help fund the in-fill of hydrants in the Pine Street and Mullet Pond neighborhoods.

Construction on the new APWRD office is scheduled to begin soon. The building is required to be elevated and to have a commercial elevator. Budget for the project is \$300K.

Jim Cummins discussed the need for a policy regarding contributions solicited by APTA on behalf of Other organizations. Motion by Dick Waters, seconded by Eddie Sosbee to not collect donations for any organization or project except those under APTA's direct control, adopted without objection.

President Rogers has enlisted members to attend all Franklin County Commission meetings. He will ask if the reports of Alan Pierce and Michael Shuler can be posted on the county website.

President Rogers raised the issue of delinquent dues of sitting Board members. He was recently notified by Kevin Griffin that he was forced to step down due to other commitments. Rogers will replace Griffin with the person receiving the next highest number of vote in the last election. Discussion of Bob Deibel's membership tabled until next meeting.

Alan Feifer was asked by a local property owner for APTA's opinion regarding the advertisement Of the house at 1097 Alligator Drive as a "club house" for Hidden Harbor property owners. Alan Pierce has notified Don Nichols that such would require a land use change. It was decided that APTA would intervene only if the situation warrants it.

Jim Cummins would like to increase the use of email to communicate with members. Certain restrictions would need to be addressed. Further discussion was deferred until Ann Maruszak is present.

President Rogers would like to send mailing to membership notifying them of upcoming April General Membership meeting. Motion by Ken Osborne, seconded by Alan Feifer to approve mailing adopted without objection. Jim Cummins will handle the mailing. Osborne reminded Board that on issues requiring a vote, only one vote per membership is allowed. Guests invited to attend meeting will include Sheriff Shiver, Cheryl Sanders, Bald Pt State Park representative, and an AP Marina representative. Items to be discussed will include traffic calming devices, road improvements, AP water issues, volunteer fire department issues, and emergency services, including the issuance of "re-entry" cards by Franklin Co EMS which will allow property owners to return to the Point following tropical storms. Rogers will check with EMS to see if a representative can attend and perhaps issue re-entry cards at the meeting.

Motion by Alan Feifer, seconded by Dick Waters that the meeting be adjourned, adopted without objection. The meeting adjourned at 11:13 AM.

Respectfully submitted,

John Murphy, Secretary

*Officers and Directors absent: Bob Deibel, Kevin Griffin, Bill Kimbrough, Jim McCloy, Greg Suber and Barbara Withers.*

**Officers**

***Sam Rogers President, Eddie Sosebee 1<sup>st</sup> Vice president, Joe Hambrose 2<sup>nd</sup> Vice President, John Murphy Secretary, Bill Kimbrough Treasurer***

**Board of Directors**

***Jim Cummins, Bob Deibel, Allan Feifer, Kevin Griffin, Jim McCloy, Bucky Mitchell, Ken Osborne, Greg Suber, Dick Waters, Barbara Withers***