

APTA – Alligator Point Taxpayers Association

Minutes of Board meeting – May 8, 2004

Meeting called to order by the Vice-President Dick Waters as the President was not present at 9:00 am. A quorum of Board members was present. VP Waters thanked all the people who participated in the community BBQ. He stated that he thought the APTA-APVFD social event was enjoyed by a goodly number of people and that the format of being non-political was a good one, especially in the light of the controversy regarding political involvement in the Blue Crab Festival. Joann Deibel, standing in for the Secretary read the meetings of the general membership and board meetings on April 10, 2004. Feifer moved that the minutes be accepted, Monroe second; motion passed. Since the Treasurer is sick and unable to attend this meeting, VP Waters asked for a motion that the financial report be delayed to next meeting; motion made by Monroe; seconded by Feifer; motion passed.

Social Committee chairman Joann Deibel read a prepared “Thank You” to the workers that worked so hard on making the BBQ Social a success.

Committee Reports

Road and Beach Erosion (Dick Waters)

Waters is communicating with the consultant, Mike Dumbroski, to give a report to the Board this summer. Waters questions to Dumbroski are related on how to speed up the process of obtaining permits and financing.

Communication Committee (Ann Maruszak)

Ann Maruszak recommends the book “Green Empires” to learn about the St. Joe Co from its beginning to present day for insight on its influence and power. At the BBQ Ann reports that she received some requests for APTA to do more for members without computers. In response to a question, Ann reported that the APTA web site gets about 25 hits a day.

Beautification Committee (Joann Deibel)

Bob Deibel weed-wacked around the Welcome Garden area this week. It looks clean and healthy.

Membership Committee (Joann Deibel)

We had one new member join at the BBQ. Perhaps the notice wasn't clear that this activity was for the full community rather than just APTA and VFD members.

Deibel recognized the contributions of Vicki Barnett to the membership activities of APTA. Monroe moved to send a commendation letter of appreciation to Linc and Vicki for all the years of work they have put into the community. Deibel seconded; motion passed. Maruszak agreed to draft a letter.

Safety & Security Committee (John Murphy)

The wild fire at Bald Point State Park was very serious – almost lost a neighborhood. Monitoring procedures are still in place to take care of flare-ups; what is needed is a heavy rain. Ranger Bonnie Allen has received criticisms and hate mail related to the burn but it was probably her superior's call to do the burn at that time. Recent burns on St. Joe land was

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done by a private contractor with problematic fires including endangering the FSU Marine Lab. APVFD will send a letter to the Park officials regarding the help the VFD gave and is always willing to give. It will be pointed out that water was used from the Alligator Point Water Resources (APWR) district in addition to the helicopter lifts from Mullet Pond and contrasted with the refusal of Park officials to allow APWR to go 10 ft into park lands to improve the wells in the system. The Franklin County Board of County Commissioners has indicated that they want to co-sign the APVFD letters to Park officials. Linda Hood, Florida Secretary of State, toured the burned area after the wild fires.

Turtle Patrol (Bill Wargo)

Wargo reported a good first week patrol by him and his volunteers. No nests yet but the Patrol is hoping for a Mother's Day nest. Bill has ribbons on his ATV representing volunteers and nests they find, so look for ribbons flying on the ATV to know when nests have been found. Bill reported that the Panhandle Loggerhead Turtle, which nests from Alligator Point to Pensacola, is an extra-endangered species unique to this area.

Development Committee (Joe Hambrose, Allan Feifer)

Allan Feifer attended the Board of Adjustment meeting. There came to light so many problems with the BoA; lack of support, time-consuming efforts, unfilled positions, lack of validation, lack of time to research problems before they are on the agenda, more attendees appearing for applications, etc.; that the Board from the attorney, chairman and members threatened to resign en mass. This meeting for only the second time in County history (and despite a protest from the County Planner and County Attorney) the BoA approved a variance for a drain field line to go 20 ft into the Critical Habitat Zone.

KOA campground update: Feifer met with Steve Fling. Issues were discussed regarding number and size of lots and houses, zoning questions, wastewater treatment plant (WWTP) questions and water use. It was reported that the Development Committee objects to the density issues, water use questions and house sizes. Questions remain on the interior road ownership and use for hurricane evacuation route, as well as property rights vs quality of life for the neighborhood. APTA still wants the WWTP/sewer/septic questions answered. DeHaven proposed that APTA's attorney attend a Board meeting.

Fling reported that he has a new man, Bill Cumming, working on the WWTP and if the plant doesn't work right and get DEP permit, it will be replaced by a state-of-the-art plant. Hambrose countered that's what Barry Poole of the Marina Town Houses also said he'd do but put in septic tanks instead. Fling said as to water use his houses would decrease the water use to less than current consumption at the KOA and he is looking for an underground aquifer to supply water and perhaps have some left over for the APWRD. DeHaven said if we are going to talk about land use law we should have the attorney do it. Feifer pointed out that another issue with the development was the visual presentation problem, i.e., too little space between houses – a skinny-mini look despite no skinny-minis – would create same visual lack of appeal as St. George Island now has. He also questioned if these are to be rental houses and Fling asserted that they have never been mentioned as rentals.

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Water asked what happens next in Fling’s application process. Fling answered that the next step is zoning, i.e., down zoning to 13 houses in the interior of the project and if the sketch plat is not granted then he will have to go back to the drawing board. Feifer said the Committee should be able to say at P&Z that APTA is not in favor of the project as currently presented. DeHaven asked for a vote of Board to see if APTA is in agreement with Development Committee. Monroe questioned if APTA should stick with the one house per acre rule. Feifer said it should “for now” because of sewers and zoning issues. Waters asked for a “straw vote” from the Board regarding the 1-house/acre question as no motion had been made. Vote was 6 for, 2 against, 1 abstain. Monroe questioned Fling as to the number of houses if they are limited to one acre as opposed to the present plan. Fling responded that would limit the number to approximately 10 instead of 23. Juanita Gibson said citizens have a right to go to P&Z and speak to their issues. She said that the same people are going to the meetings to monitor county decisions and other people need to go to get and/or give opinions.

Call for new business:

VP Waters announced that a nomination committee will be formed soon for new officers and Directors, Be thinking about nominations.

Allan Feifer urged APTA members and AP residents to contact the County Commissioners to request that Allan Pierce be given the position of County Administrator or County Manager before he resigns to go to work for Pebble-Rish. Pierce has worked as County Planner for 14 years and Feifer believes he is a key staff person in a time of growth and change in the county. Feifer urged phone calls or e-mail (except to Sanders).

Motion to adjourn made by Munroe, seconded by Feifer, motion passed. Meeting adjourned at 11:05am.

Minutes taken by Joann Deibel, prepared by Jim Cummins.

Respectfully submitted,

Jim R Cummins, Sec.