

Minutes UCCA Meeting at Safety Harbor Clubhouse
October 31, 2010, 11:00am

Call to order. Board members present: Fran DeTure, Arthur Mason, Sue Ann Cousar, Gary Fisher, Ann Murphy, Karen Sirabian, Joel Halberstadt. Absent: Jackie Byrnes, Sam Horsley. Also in attendance: Linda DeTure, Mary Macchiaroli, Bud LoCicero, David Schiering, Chuck Brazik, Richard Pepper, June Kelley, Gene Murphy, Vicki Kirsh, Jonathan Bickel, Tedd Polack, Josh Boinske, Kristie Anders, Louis Silverstein, Bonnie Silverstein, Marcia Andrews, Dave Tompkins, Karyn Lewis, Dick Lewis, John Porter, Marc Broxmeyer, Joanne Damico, John Otis, Don Brooks, Cathy Brooks, Bert Trapanese.

Minutes of the April 18, 2010, meeting were approved.

Treasurer's report: a total of \$92,340.12 as of 8/31/10. Checking has \$5,677.42, Money Market \$41,662.70, two 13-month CD's: \$15,000 and \$30,000. Planning panel received their Grant from Lee County; we will pay bills and Lee County will reimburse UCCA. \$400 spent cutting mangroves for canoe launch. The \$5,000 pledged to Planning Panel has not been spent yet.

Planning Panel - Kristie Anders: Panel has, through UCCA, a contract with FGCU for the services of Margaret Banyan, our consultant, and graduate students at her disposal. Zeke McDonald was welcomed onto the Panel. Officers are chairman Kristie Anders, Vice-chair David Tompkins, Treasurer Rick Fox, Secretary Zeke McDonald. Kathie Ebaugh has been assigned by the county to work with us. Kathie and Jerry Murphy from the County came out to attend Panel meeting on 10/29/10 to present the Lee County Vision 2035. One important part for us to consider is the transfer of density process to maintain some open green space. We have lots that are unbuildable because of beach erosion or because of the future juxtaposition of septic systems to wells. There is the possibility of purchasing unbuildable lots and selling the density unit to somewhere else in Lee County and then declare the land preserved open space. Everyone should have received by email a 55 page document of already existing code that applies to Upper Captiva. Subjects Panel selected to look at more closely: building height limitations, street set-backs, fire ingress and egress, pathway maintenance, outdoor lighting, solid waste disposal, rental standards, sign regulations out in harbor, solar/wind power. Kristie and Margaret will ask staff if there are further codes possible for Upper Captiva. There will be a survey sent out by postal mail and email. In some cases we need to just have current code enforced, some cases code modified, others we may want to write new code. Bob Pritt did \$2,500 pro bono work for the Panel; now that we have the Grant he will begin charging.

Road Commission - Bert Trapanese: Thanks given to Bert, Hart Kelly, Tom Levin, Richard Lewis, and others for work getting our tax money refunded that was levied for removal of debris from hurricane Charley. We think the money will be refunded to the current property owner. The Commissioners were thanked by UCCA for their vote. UCRC has spent about \$1,800 through June to keep the roads passable. We are losing road material on Seair. ATV has been purchased to drag a road-smoothing tool. Goal of UCRC is to keep the dues at \$50, but fill material will need to be purchased. It was suggested that a blurb about the tax refund be included in the Newsletter, with suggestion to make donation to the Road Commission.

Nominating Committee - Arthur Mason: Vicki Kirsh, Richard Pepper, Amanda St.Clair, Jackie Byrnes, and Fran DeTure are running for the three positions on the Board of Directors thus far. Anybody else may contact Arthur. Gary Fisher would like to resign at the end of the year and has one year remaining in his term. [Bylaws state that the Board is to appoint a new director to serve an unexpired term.]

Membership Drive: Newsletter will go out in early December with appeal for memberships.

Fire Department - Richard Pepper: There was an amendment to the tax law about 5 years ago that said whatever \$ amount an entity was bringing in, that was the maximum amount it can bring in in future without a referendum. The millage can still vary. Also voted in was Tax Recovery Act. When values were going up and one is homestead exempt, the property value has probably stayed relatively the same. Homesteaders are paying more now as County is recovering the taxes lost to homesteaders. Roy Wildeman, treasurer and detailed person, tries to cut expenses. Salaries for staff and part time staff are low compared to rest of the County. We only hire state fire officers or paramedic engineers with 5 yrs. experience.

Upcoming ISO inspection determines premiums we pay for fire insurance. With ISO of 7 we save 30% on our insurance. Of all bridgeless islands our size, we have the lowest ISO rating - that's good. We have to have 4 members ready to respond to a fire within 5 min. Volunteers who train can help with other things like crowd control and water supply. If a structure is on fire, volunteers that are not certified cannot be in the area. For a volunteer to be certified it is 200 hours of training and a practical test. There is an exemption that says if another group can respond then we're ok, but that isn't possible. A new facility is in the making to house larger equipment and to house more part-time staff. Fire District has obligation to provide protection to even very tall buildings. Interior and exterior egresses were required to protect inhabitants of tall houses, but a builder found a way around it and rule was thrown out. A new/used engine has been purchased for \$20,000 and now refurbished. Some complained that our taxes were too high and the budget was cut.

Chief would like to see more financial support from the UCCA. Joel spoke supporting that. Other side is that taxes are one way for every property owner to pay his fair share, rather than the same few who pay into UCCA and its projects. File of Life can still be obtained from Fire Dept.

Budget Planning - Arthur: UCCA has been accumulating money and many ask - for what? Arthur asked how can we use this money to benefit the Island? UCRC and UCFRD are two entities. Kristie: since St. Pat's party is our biggest fundraiser it might be good to have one project be the beneficiary of the profits. Fran spoke of need for a compost program for vegetative debris. We need a site, chipper, machine to turn it over. Maybe UCRC and UCCA could do that together. SHC site is not adequate. Composting would produce rich black dirt good for flower beds or to work into sand on the roadbeds. Fuzzy has suggested applying to the State Parks for small section, possibly to the east of burn site. We would still need a chipper and a machine to turn. SHC is looking at alternative to incinerating garbage; requesting proposals from Fuzzy and Dan Davenport.

Canoe Launch/Draft point - Marcia: Thanks expressed to Marcia and many others for their work in getting it done.

Kinsey Landing: Agreement has been signed by parties and is in effect; golf cart stickers mailed to UCCA members.

Year's scheduled meetings: Sat. Dec.11, Sun. Jan. 30, Sun. May 1; Island cleanup would be Feb 12; closest Saturday to St. Patrick's Day is Mar.19.

Day visitors - Fran: We discussed this issue at April meeting. Fran met with Brian twice about it. He said that it would stop but it has continued. Fran spoke with Brian again in Aug. and he said again he would end the practice of turning loose day visitors that he brings over on his boat. Sean Ellis, another attorney in Bob Pritt's office, has been researching the question of our roads being private. Sean picked 6 random lots in each subdivision and looked at deeds and all language is the same: "subject to a 15 ft. right of way"; i.e. only for the benefit of property owners. Question: Is pedestrian traffic any different? - No. Use of roads by others is only by permission. Ted Pollack spoke representing Brian Brilhart: All visitors are kept track of by credit card. Josh transports those who desire to go to the beach and they are not allowed to wander. There have been 52 day visitors registered since the beginning in Nov. 2009. Joel asked that ad be removed from the website and U-Tube inviting people to explore North Captiva Island, with a bicycle rider as example. Josh said that Island Girl sometimes deposits day visitors at NCIC dock for the day. Fran suggested that we ask strangers politely the reason that they are on the Island. Karen asked if we could put signs back about our roads being private. Motion to look into two signs at the exit of Barnacle Phil's and of NCIC about our roads being private and that day visitors should stay on the premises. All voted in favor. One more aspect to the easement question, since an attorney has been looking into this: Who is responsible for trimming back the easements? Kristie was asked if Planning Panel can address this.

Dr. Andy Oakes-Lottridge made presentation. He has been in medical practice for 5 years in Ft. Myers making only house calls. He is regularly certified in family practice, children to elderly. He carries with him what one would find in a normal doctor's office. Dr. Oakes does not accept Medicare, offers concierge service model. He does offer a seasonal as well as annual plan. He brought brochures for anyone to take, [or www.DrAndy.us].

Joel spoke about issue of debris on beach. There are four unsightly beach shacks, concrete block, golf cart body part, rusty rebar sticking up from concrete near house demolition site. Joel is asking for a sweep to get rid of all this debris. If we can collect all wood and palm fronds on one wide part of the beach, FD could burn it. Fran responded that Code Enforcement should be called to take care of concrete and rebar, because UCCA already does Island clean-up. Dan Davenport will take a look at the beach. Arthur: Motion that we approve up to \$5,000 for the removal of this beach debris, including rebar. Gary seconded. All approved.

Dave spoke of errors in phonebook and those will be published in the next newsletter. Fran asked if there were any opposition to more signs on the roads, such as asking people to "scoop their dog's poop". No objection voiced. Meeting adjourned.

Next meeting will be December 11, 2010.

Minutes submitted by Sue Ann Cousar, secretary.