

UCCA general meeting May 1, 2011, 11:00am
Safety Harbor Clubhouse

All Board members present: President Arthur Mason, Vice-President Ann Murphy, Secretary Sue Ann Cousar, Treasurer Fran DeTure, Karen Sirabian, Joel Halberstadt, Jackie Byrnes, Vicki Kirsh, Richard Pepper.

Also present: Sam Horsley, Larry Diorio, Bill Byrnes, JoAnn Beiermeister, Maxine Otis, Dick Lewis, Robert Cousar, Michael & Sarah Rapp, Kristie Anders, Marcia Andrews, Dave Tompkins, Gene Murphy, John & Rosanne Loesche, Wendy Muller, Christian & Brigitte Repa, Tom Diehl, Andrea Pepper.

Meeting called to order.

Minutes of January 30, 2011, approved.

Arthur Mason: Chief Peppered was challenged as a qualified Board member according to the Bylaws. Arthur asked our counsel for a legal opinion on Richard's qualifications. Richard works and lives on the Island five days a week so he is qualified to serve on the Board. Arthur moved that Richard be accepted as a qualified Board member, all voted in favor. Richard had offered his resignation to not be a distraction, but it was refused. Arthur moved that a resolution be passed and Ann seconded: "Resolved that Richard Pepper is the first citizen of the Island. We are grateful for his strength, his service and his honor. We have every faith in his integrity and prize him as a member of this Board and urge him to continue. Thank you Richard for the past - and the future."

Treasurer: Our checking acct. has \$2,405.58; CD's \$45,000 + interest, Money market acct. \$36,761.10 = Total \$84,166.68. Our largest expenditures to date have been \$7,400 to the Fire Department for trimming of the roads, \$3,580 to Barnacle Phil's for landing rights and golf cart parking, attorney costs of \$5,350 related to easement issues, and we gave the FD a check for \$1,530 for their building fund. We began the year with about \$96,000. Even with making \$6,800 at St. Pat's fund raiser and bringing in \$5,000 in membership dues, we're spending more than we're taking in.

Membership: Correction: We have 121 member households. Membership is down this year. It was suggested to give new Island homeowners a Phone Book and Newsletter.

St. Pat's - Jackie: We did not have a chairman this year for St. Pat's fund raiser, a problem. But people accepted responsibilities. Fran said we took in \$11,995; auction items totaled \$5,497. Expenses were \$3,637 mostly for food and band. Netted \$8,357 - \$1,530 to FD building account = \$6,827. 50/50 raffle was more profitable than in recent years. Barnacle Phil's had recently changed hands and was in transition. All who worked were asked to write up what went right or wrong and this was compiled for future.

Ann - compiled a list of committees: art, venue & food, silent auction (2 people: one for collection of art, one for set-up), live auction, cake walk, raffle, tables & chairs, tickets, collection of money. Silent auction should have 2 chairpersons, one to collect another to set up. Arthur suggested a publicity committee and an entertainment committee. Ann will print it up and have available next year.

Visitor hand-out - Joel: Joey Vernon wrote the Guidelines with assistance from Marcia some years ago. Joel proposed that we have more on preserving the beaches, leave the beach as you found it. Joel will submit it for editing to print. Joel also thinks we should suggest that Emily give a little more emphasis of importance when given out. JoAnn suggested that they be placed at NCIC dock. Beach access: Changes were approved, i.e. remove Jose's Hideaway street names as leading to the beach, and add "leave the beach as you found it," fill in holes, etc. Suggested to cut "(also FL law)" in reference to golf cart drivers must be 16 and have driver license. Bill Byrnes offered to help distribute hand-out to rental agents.

Gene Murphy brought up golf cart laws and there was lengthy discussion. Do we really have any authority over anything? Arthur thinks it is risky to try and stop an underage driver. SHC can regulate access, but so far without success. A joint effort between UCCA and SHC might be a solution. Liability is serious and your insurance doesn't cover your cart if someone is injured. Should we hire private security to help with this problem? We have asked for help from the sheriff but he said they don't have personnel. Kristie suggested that a clear statement be put on website of the liability of the homeowner for golf cart and in the end of year Newsletter that goes to all property owners. Arthur suggested UCCA put up \$5,000 asking for match from SHC to enforce golf cart rules. After complaints, it was reported that Bob's Island Adventures will put a governor on his carts to slow them down. Motion by Ann: Move to explore the possibility of UCCA and SHC working together, sharing the cost, to hire security personnel to monitor on SHC property the use of golf carts during high season. Ann was asked to head this effort. Fran will get a statement from UCCA's insurance company on golf cart liability for publication.

Eisner case: The Eisners' law suit against UCCA has been withdrawn. The Eisner property has been sold to John Thain, who is willing to remove the Eisner's fence and allow foot traffic through a walk-through and space to park three golf carts, besides the parking designated on the State's lot nearby. The State Park also has an interest in the opening and negotiated with the County to restore the easement.

Barnacle Phil's - Arthur: BP's has been sold to Skinners, has been cleaned up, bathrooms renovated, wall money has been given to Sanibel-Captiva Conservation Foundation for use on North Captiva. We pay annually for an easement for UCCA members to disembark at BP's dock without charge and three parking places for members. One parking decal is given to each membership household to park one golf cart in the designated spaces, otherwise parking is \$30 a month.

Day visitors: Fran - Became an issue last spring when NCIC began bringing day visitors on their boat to the Island. During that time we sent a letter to Brian that the roads are private. NCIC alleged that Island Girl was also bringing out day visitors. Bud Locicero came to our fall meeting and said that Island Girl did not and would not bring day visitors. Fran witnessed day visitors get off of Island girl and they confirmed they were out for the day only. Bob's Island Adventures advertises golf cart and bicycle rentals on the docks that are used by restaurant patrons who come by boat. Skinners said they will enforce their lease with Bob that prohibits day trippers. Ann talked to captains about the people from Cabbage Key that are waiting for the 45 min. delay while on N. Captiva and want to get ice cream, etc.; these passengers need to be taken to their destination.

Fire Department: Richard - send a self-addressed stamped envelope to FD, PO Box 322, Pineland FL 33945 to receive 2011 Homeowner's Pass to return to Island in case of hurricane. Sanibel-Captiva will also offer us a hurricane pass for those accessing N. Captiva via Captiva. The project of removing dead vegetation from beach has paid off with no bonfires on the beach and no more tiki huts. FD cannot enforce golf cart speed or regulation of private property issues. Building information: Commissioners Wildeman and Anders are putting together a pamphlet to be mailed to every Island property owner about FD plans. Next [ISO] Insurance Service Office inspection will be fall of 2013 and this rating dictates what our insurance premiums will be. Can't get a mortgage without an ISO fire rated fire department. Housing is main limitation on staffing of our FD. Part time staffing is still the most reasonable way to have adequate professional staffing. Fire Commissioners meet the third Saturday of every month and meetings are open to the public. FD has a new Forestry truck, low mileage, donated by forestry and FD designed a brush truck with 1,000 gal of water with a 250gpm pump on the truck. There will be a hurricane awareness meeting scheduled for end of May. Road clearing: UCCA gave a grant to FD to hire contractor, Dennis Reiley Tree Service. Very good job and were careful about private vegetation and they followed homeowners instructions about what not to cut. Contract has been satisfied and they were paid.

Community Panel - Kristie: Next meeting Monday, May 2, at 10:00am SH Clubhouse. N. Cap community may be able to explore a code that addresses our pathways. It would require a search of every deed and the definition of what the deed says the easement is. The code can be written by definition of what the pathway is. A proposal was emailed to the Board asking UCCA for \$1,000 for the Panel to be able to incorporate and be independent of UCCA:

"But at this time, it is my [Kristie's] request that UCCA consider granting funds to cover incorporation of the panel if a decision be made in the next few months for the panel to continue in some form, with its own by-laws, statement of purpose and financial records. The requested funds are not to exceed \$1000 should there be a future establishment of a free-standing community panel. This request is separate and apart from the current UCCA commitment given in the Lee County grant. Those funds are already encumbered under the grant agreement for a specific task that does not include incorporation."

Karen moved that we approve the request for \$1,000 to be made available to the Panel for incorporation; seconded. All voted in favor. Composition of Panel needs to be studied. A survey was taken in 2009 with 152 responses as to how the composition of the panel should be. Richard thanked Kristie for not allowing the Panel to sunset.

New Grant Applications: There are no new requests; possibly the Road Commission in the future.

Online elections: Sue Ann Cousar presented for discussion the idea of having online election of directors using ballotbin.com. Advantages: can be done at any time of year; more members can participate and do not have to be on island or at a UCCA meeting. Disadvantages: the Bylaws would have to be amended, however there is already discussion of changing the Bylaws to have election earlier than December meeting, which is not as well attended. Change to online election could resolve all these issues.

Bylaws amendment: Related to online elections, Sue Ann presented for discussion the idea of amending Bylaws to have two classifications of membership: Voting membership and Supporting membership. Supporting membership is what UCCA members are today - pay \$50 annual dues, receive the benefits of Island Phone Directory, Barnacle Phil's golf cart sticker, Newsletters, may vote for Directors and may stand for election to the Board. The new classification of Voting membership would be all Upper Captiva property owners and their only benefit would be to vote for Directors in an online election. In the fall, membership forms would be emailed to those with email address already provided or postal mailed to those without email or unknown. They would be filled out and returned, giving email address as a way of registering to vote in the online election. Property owners without email would return the form by postal mail to register that fact and would receive a paper ballot at election time. The Nominating Committee would continue to receive candidates' names from among the Supporting members. Advantages: would make UCCA more representative of all property owners; one

man, one vote. Disadvantages: elections much more complicated, could mean a loss of revenue if fewer people chose supporting membership, probably not many empty lot owners would bother to vote. Arthur asked that a written proposal be submitted to the Board for consideration

Meeting adjourned.

Submitted by Sue Ann Cousar, secretary