



St. George's Plantation News

VOLUME I, Issue One

SPRING 1983

St. George Island Airport Dedicated in December

The first airplanes landed on the runway at St. George Island Airport on 23 December 1982, opening the new airstrip in St. George's Plantation. A crowd of 150 people greeted the planes while Circuit Court Clerk Robert Howell cut the ceremonial ribbon to officially dedicate the airport.

Gene D. Brown, General Partner of Leisure Properties Ltd., arrived in the first plane and was the first passenger to disembark on the runway. Leisure Properties received the final go-ahead from Franklin County to build the airport after Brown promised the County Commissioners he would make it a public facility and would provide the necessary precautions against possible toxic runoff from the road surface into Apalachicola Bay.

County and state officials, local businessmen and dignitaries, and Leisure employees and friends attended the ceremony. The formal dedication celebrated nearly five years of paperwork and six months of intensive construction work on the airstrip.

The asphalt airstrip measures 3800 feet long by 65 feet wide and accommodates medium-sized aircraft and small jets. Future plans call for a fixed-base operation featuring fuel, lights, radio communication, maintenance, service, tie-downs, and hangar facilities.

The project has cost approximately \$350,000 to date and represents Franklin County's first airstrip to be built by private funds for public access, according to Brown.

After the dedication ceremony, Leisure Properties entertained the guests and visitors with a Christmas cocktail party at the recently-completed Beach Club along with hors d'oeuvres, dips, Christmas cookies and candies. On the deck below, dinner was prepared featuring fresh oysters, shrimp, fried mullet and fried chicken.

Traffic has been brisk on the airstrip. It runs north/south with the following coordinates: Longitude West 84 degrees 55 minutes 00 seconds, and Latitude North 29 degrees 38 minutes 45 seconds.

Anyone who wishes to fly in to the new airport should call Plantation Realty at (904) 670-2521 to arrange shuttle transportation.



Passengers disembark from the first plane that landed on the new airstrip.

Beach Club and Facilities Ready For Use by Plantation Homeowners

The long-awaited Beach Club is now open for use by members of the St. George Island Homeowners Association. The Club is located on lots 47 and 48 in Turtle Beach Village on Magnolia Road, almost at the mid-point of the Plantation on the gulfside.

The facility consists of two round units, connected by decks, from the Rondesics Homes Corporation. The Club was built by Cloverleaf Construction Company with redwood siding and a cedar shake roof. The location provides a splendid view of the Gulf.

The main structure features a large common area upstairs with a wet bar and fireplace. The saunas, shower rooms and bath facilities are downstairs. The swimming pool is surrounded by an elaborate deck system with picnic tables

and benches. The layout is designed to allow swimmers, from either the pool or the Gulf, to have easy access to the showers. A boardwalk leads from the Club across the dunes to the beach. The lighted tennis court is also located near the showers.

The smaller structure is a complete living area which will serve as the residence of the Club manager. There will be an on-site manager there at all times to coordinate activities, screen guests and maintain the facilities.

The Club complex is not a commercial enterprise: Therefore, there will be no food or drinks sold on the premises. The concept is to provide a common area with recreational facil-

See BEACH CLUB page 2



Beach Club complex and swimming pool.

Beach Club continued from page 1

ities for all members in good standing of the Homeowners Association. Any Homeowner wishing to reserve the Clubhouse will make arrangements through the manager.

There are no plans to have a lifeguard on duty at the swimming pool, so children must be accompanied by an adult at all times.

Only members of the Homeowners Associa-

tion and Leisure employees and their families are allowed access to the Club. Guests must be accompanied by a Homeowner when on the premises. Please note that renters are not permitted to use any Club facilities.

If anyone has questions pertaining to use of the Club, please contact Paul W. Cowan at (904) 670-2521 until the manager is named.

Yearly Homeowners Association Meeting Held in November

The St. George Island Homeowners Association held its annual meeting 7 November 1982 at the newly-completed Beach Club. The meeting was directed by Gene D. Brown, General Partner of Leisure Properties Ltd.

The Association voted to adopt an Amendment, Revision and Restatement of St. George Island Protective Covenants. The major

change was to add Plantation Beach Village and Bay View Village to the area covered by the Covenants.

Treasurer Barbara Withers distributed the budget for 1983. After discussion the Association voted to approve the budget, adding that a Jeep be purchased for use by a security team.

Brown announced that the Beach Club was ready for use by Homeowners Association members only and bookings should go through Paul W. Cowan until a manager is installed at the facility next summer.

The 1983 dues were increased to \$125.00 per lot to cover the additional expense of maintaining the Beach Club facilities.

The following were elected to the Board of Directors: Gene D. Brown, Terry C. Mitchell, Paul W. Cowan, Clayton Anderson and Barbara Withers.

Officers for 1983 are: Paul W. Cowan, President; Gene D. Brown, Executive Vice President; Barbara Withers, Secretary/Treasurer; and Helen D. Townsend, Assistant Secretary.

New Villages Open

Two new villages were opened in St. George's Plantation in January to kick off another year of sales. Plantation Beach Village on the gulfside and Bay View on the bayside have been added to the Leisure Properties/Plantation Realty inventory.

Utilities will be installed underground in keeping with the regulations set forth in the Protective Covenants. The scheduled completion date for the improvements is 1 November 1983.

The concept of developing the Plantation has been to open several new villages, sell those out, then move on to the next few. With these new additions, 12 of the 19 platted villages have now been opened. The remaining 7 will be opened in order during the next several years.

Leisure Constructs New Houses

Four new houses are now under construction by Leisure Properties Ltd. in Plantation Beach Village and Turtle Beach Village on the gulfside in the Plantation. The beach homes are offered for sale through Plantation Realty. For renderings, floor plans and additional information call (904) 670-2521.



Gene D. Brown

Gene D. Brown is Leisure Properties' General Partner

Visitors to St. George Island often wonder who owns the Plantation, who owns Leisure Properties.

St. George's Plantation was opened in the spring of 1976 by a limited partnership called Leisure Properties Ltd. The partners at that time were John R. Stocks and Gene D. Brown.

The partners split their interests in April 1981. Brown remains as General Partner and owner of Leisure Properties Ltd. Stocks has no interest in Leisure, but does own substantial commercial properties on the Island.

St. George's Plantation News

Published Quarterly By:
Leisure Properties Limited
P.O. Box 1109
Tallahassee, Florida 32302

Publisher: Gene D. Brown
Editor: Helen D. Townsend
Contributing Photographer: John B. Spohrer, Jr.

Business Address:
Box 126, St. George Island
Eastpoint, Florida 32328
(904) 670-2521

Plantation Realty is Leisure's On-site Sales Team

Plantation Realty Inc. opened its St. George Island branch office February 1981. As the on-site sales team for Leisure Properties, Plantation Realty coordinates the sales effort for St. George's Plantation.

Paul W. Cowan is the local manager and Executive Vice President of Sales. He has sold Plantation property for four years and is Leisure's number one salesman. Cowan also works actively with the local brokers by providing up-to-date price lists and inventories, sales materials, tours and assistance.

Audie E. "Gene" Langston is Plantation Realty's broker and director at the Tallahassee office.

Plantation Realty specialized in Plantation property sales, handling both lots and houses. The company also provides shuttle service for the airstrip, manages rental cottages, arranges accommodations, gives tours and provides general information about the Island.

On April 1, Plantation Realty moved to a new office on the gulf under the big American flag. Please call collect for any information: (904) 670-2521.



Paul W. Cowan, Executive Vice President, Sales (left) and Gene Langston, Broker (right) - Plantation Realty, Inc.

Doug and Carol Parker Form Outstanding Security Team

The security program functions as a vital part of operations for St. George's Plantation. The nature of the job requires only the highest-qualified, most-experienced personnel.

Leisure Properties Ltd. is fortunate to have Doug and Carol Parker fill these positions. The Parkers, a dynamic security team originally from Macon, Georgia, have worked

for Leisure for four years. Their original positions have grown and changed with the Plantation's expansion.

The job is a 24-hour a day, seven day a week one that demands constant attention. The work involves monitoring the traffic flow on the entrance gate, periodically checking beach homes and construction sites, watching activity at the Bob Sikes Cut and in the Plantation, guarding the beach and dunes against four-wheel drive vehicles and greeting unscheduled planes that land at the airstrip.

The work also requires that the gate be manned from daylight to dusk every day. After dark, the Parkers must be available in their home to open the gate for Homeowners who have misplaced their security cards or anyone wishing to enter the gate for legitimate reasons.

The Parkers live in their new home on lot 1 in Osprey Village with their 11 year old daughter Candy. They have two older daughters still living in Georgia. The house overlooks the entrance gate to the Plantation for convenience.

Doug and Carol serve many different functions in their job, from law enforcement officials to diplomats to public relations experts. Doug was formerly an electrician and Carol was formerly employed by the Macon Police Department. Both have participated in extensive training programs covering civil defense, crowd control, drug abuse and others.



Doug and Carol Parker by the security gate at their new home.

Do You Have Any News for Us?

If you have any news items or ideas for stories/photos, please submit them to: Plantation News, Box 126, St. George Island, Florida 32328, Attention: Helen D. Townsend.

Plantation News will be published quarterly (spring, summer, fall and winter) and distributed to all members of the St. George Island Homeowners Association.

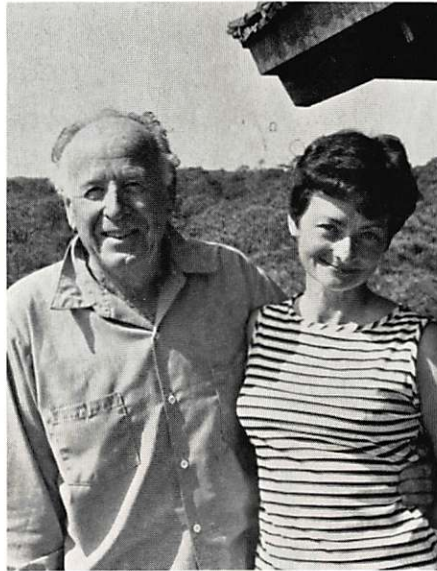
Meet Our Homeowners . . . The Ritcheys

Dahlen K. and Beatrice P. Ritchey built on lot 50 in Pebble Beach Village during the summer of 1981. Since then, the 2-story, 4-level home has become a point of interest on St. George Island.

Designed by Ritchey, the home emphasizes the natural beauty of the land and the spectacular gulf view. The main living area is on the top floor and features one all-glass wall and ample window space to take advantage of the view. The exposed beams and open ceiling add to the elegance of the design. A free-standing fireplace and a lower level divide the large room while maintaining the spaciousness of the area. The bedrooms and baths are on the lower floor. Function is the key word to Ritchey's design.

The Ritcheys now reside in Bradfordwoods, Pennsylvania and spend several months at their beach home each winter. Back in Pennsylvania they are avid football fans and attend all the Pittsburgh Steeler games, as well as those of the local college teams—University of Pittsburgh and Penn State.

Dahl is an internationally-known architect whose design work includes Three Rivers Stadium and the Square at Carnegie-Mellon University, both located in Pittsburgh. He graduated from Carnegie Tech (now Carnegie-Mellon) first in his class of 1932, then attended Harvard on scholarship, followed by a fellowship for study in Europe.



Dahl & Bea Ritchey

Bea's background is in bookkeeping and she served as treasurer of Dahl's firm where they met. She enjoys sewing and reading, especially history books. Her favorite past time is walking the beach here on the Island.



Ritchey house - Lot 50, Pebble Beach

The Ritcheys were attracted to St. George Island by its natural beauty. They love the beach and the lush foliage found here. But Dahl and Bea agree that the local residents are the Island's best asset.



St. George's Plantation News

Box 126
St. George Island, Florida 32328