



St. George's Plantation News

VOLUME I, IssueTwo

SUMMER 1983

Plantation Realty Opens New Offices on St. George

In April Plantation Realty, Inc. moved to new offices on the beach under the big American flag. The newly-remodeled and landscaped building features extensive displays about St. George Island and serves as the on-site sales center for St. George's Plantation and Leisure Properties, Ltd.

A Visitor Information Center, designed to offer assistance and information to all Island visitors and tourists is now open in the Plantation Realty offices.

Gene Langston, broker for Plantation Realty, has taken over management of the Island office and has increased his staff to handle the growing sales volume of Plantation property. Originally from Sopchoppy, Florida, Gene is a Florida State graduate who has worked in real estate for fifteen years. His wife Marjorie works for the Florida legislature. Gene enjoys fishing with his sons, Chris 13 and Mike 19.

The staff includes:

Paul W. Cowan, Associate, moved to St. George Island four years ago, a college graduate from Colorado, and has been selling property in the Plantation since his arrival. His wife Frankie is a psychologist. Paul enjoys sports activities with his thirteen year old son, P. C.

Shaun Donahoe, Associate, graduated from Washington and Lee University and is originally from Rochester, New York. He has been selling Plantation property since 1977. Shaun spends his leisure time with his nine year old son Nathan and his seven year old daughter Anna.

Terry C. Mitchell, Associate, has lived on St. George Island since 1971 and has been selling Plantation property since 1979. Born in Pennsylvania, Terry is a college graduate who enjoys golf, hunting and fishing. His wife Carol is a local artist.

Helen Townsend Spohrer, Associate, moved to St. George Island two and a half years ago from Louisiana where she worked in advertising. A Louisiana State University



Plantation Realty Sales Associates: (left to right) Terry C. Mitchell, Helen T. Spohrer, Paul W. Cowan and Shaun Donahoe.

graduate, Helen has worked with St. George's Plantation since her arrival. She and her husband John are fiction writers.

Plantation Realty handles property sales in St. George's Plantation (including both lots and houses), offers general information on St. George Island, manages rental cottages, arranges accommodations and gives guided tours.

The qualified staff is ready to assist with any questions or information.

Call Plantation Realty collect:

(904) 670-2521.

Airport Update

Traffic at the St. George Island Airport is increasing on a steady basis.

Plans for a fixed base operation are now underway. A new reception area is open that features a telephone and comfortable waiting area for flyers' convenience.

The Airport offers a transportation service to take flyers anywhere on the Island. The list of telephone numbers is posted in the reception area.

Tiedowns should be installed by the end of July.

Airport Phone: (904) 670-9977

Coordinates: Longitude W 84: 55: 00

Latitude N 29: 38: 45

New Policies Set For St. George's Plantation

New policies governing access and use of St. George's Plantation are now in effect. The policies were designed to protect the lot and home owners in the Plantation, to maintain the high standards of the project and to enforce the restrictions set forth in the Protective Covenants.

Access to the Plantation is limited to the following groups only.

Lot and Home Owners (members of the St. George Island Homeowners Association): current dues must be paid in full and proper identification or gate pass required.

Bona Fide Fishermen: access to the Cut only, must fill out fishing form, must have four-wheel drive vehicle, cannot leave Leisure Lane.

Renters in Plantation Rental Homes: family units only, guests visiting renters limit-

ed to four, must check with security, must be given a pass by rental agent, cannot use any Beach Club facilities.

Prospective Buyers: must first contact Plantation Realty or a local real estate broker, broker will arrange for tours at security gate.

Airport Traffic: passes given for airstrip pickups or other airstrip business, access to the airstrip only, must not leave Leisure Lane.

Real Estate Personnel: permitted to enter, view and/or walk property as required for sales, cannot use any Beach Club facilities.

A new security gate will be installed soon and security personnel will man the gate 24-hours per day, eliminating use of the gate cards. Passes will be issued each year to all dues-paying members of the Homeowners Association. All other passes are temporary.

The following general rules apply to everyone entering the Plantation:

1. Courtesy is the order of the day.
2. No disorderly conduct.
3. No drinking while driving.
4. No camping at the Cut.
5. No overloaded vehicles.
6. No trailers permitted at any time.
7. No motor homes permitted overnight.

The security personnel have the right to refuse access to anyone not complying with the rules.

Anyone with questions concerning these policies should contact: Gene Langston (904) 670-2521 or Fenton Langston (904) 670-2630.

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(904) 670-2521

Beach Club/Pool Information

The Beach Club is open only to bona fide members of the Homeowners Association. Pool, tennis court and clubhouse hours for the summer are 9 am - 9 pm.

A custodian is on duty during these hours. He maintains the facilities, monitors the guests and serves as lifeguard for the pool.

The Clubhouse may be booked for special occasions for a fee. Under a new policy, Homeowners are limited to two guests each and the guests must be accompanied by the

Homeowner while on the premises. Proper notice and approval is required for additional guests. Tennis courts may also be booked in advance. All bookings and reservations must go through Brenda Couret or Fenton Langston (904) 670-2630 or the Custodian at the Clubhouse.

Adults only are allowed upstairs in the Clubhouse. No alcoholic beverages are permitted around the pool and no floats, inner tubes, etc. are permitted in the pool.

Second Plantation Run Held June 4

Sixty-five runners from the Florida Panhandle raced in the Second Annual Plantation Run on June 4.

The five kilometer course started at the Clubhouse, north on Magnolia, east on Leisure Lane, north on Forsythia, then back to the starting point.

Tim and Christie Lynch of Tallahassee organized the race which was co-sponsored by the Gulf Winds Track Club and Leisure Properties, Ltd.

The following winners were awarded ribbons and prizes. Men's Division: 1st - Bill McGuire, 2nd - Dave Sheffield, 3rd - Mike Sauter. Ladies' Division: 1st - Debbie Moore, 2nd - Dot Skofronick, 3rd - Rita Yarborough. Barbara Sanders, an Island resident and third-year law student at FSU, won the last place award.

Ten year old Jason Maxwell of Apalachicola was the youngest runner who finished, placing in the top quarter of the Men's Division.

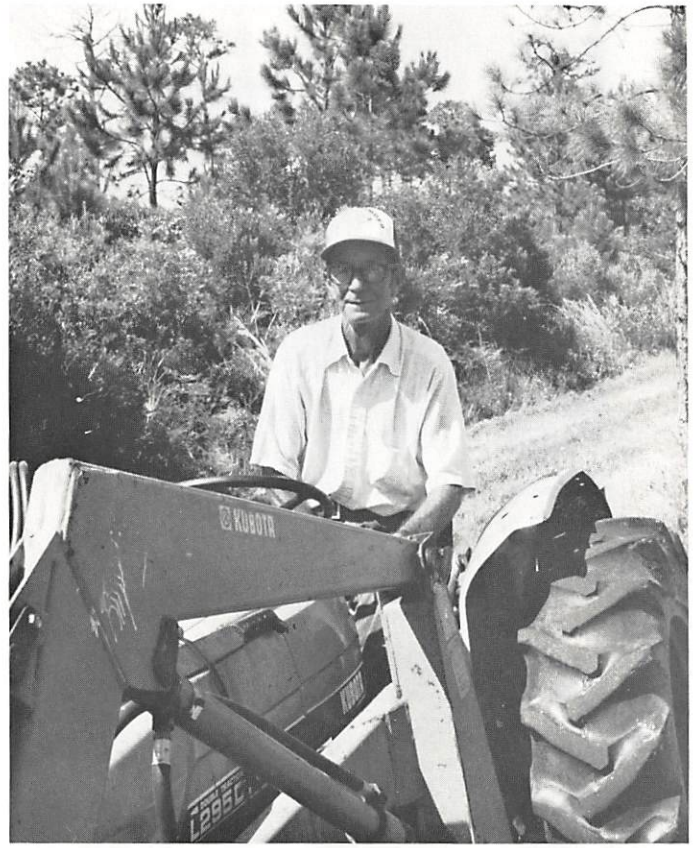
Following the race, a covered dish lunch was held at the Clubhouse. Leisure Properties donated T-shirts to all entries finishing the race.



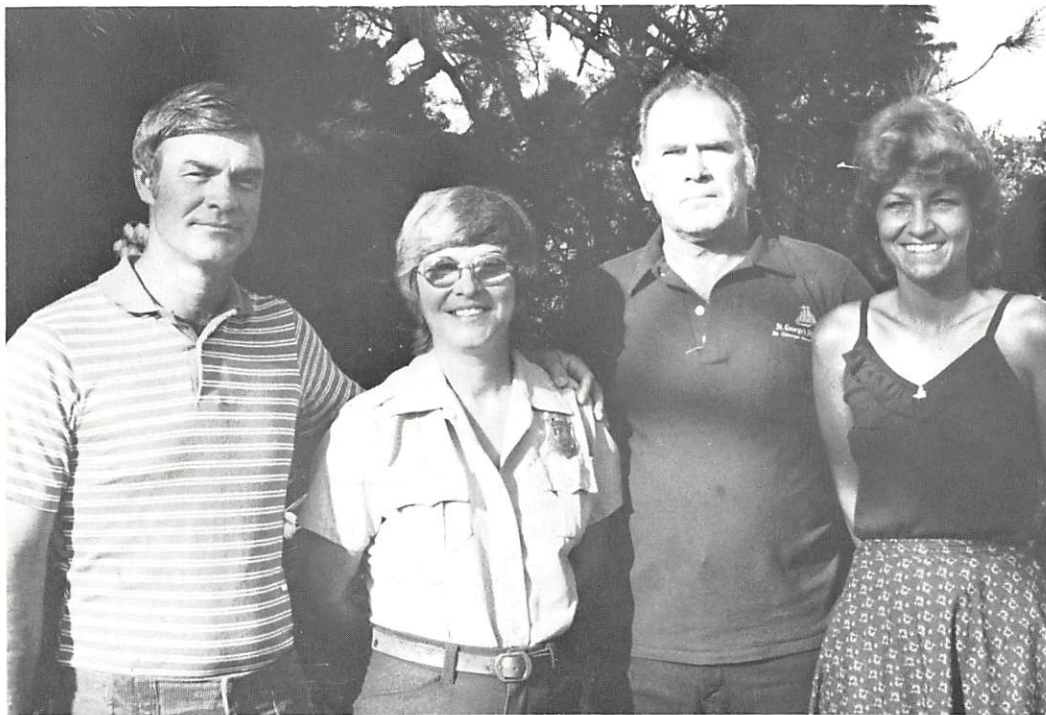
Runners race down Magnolia to start the Plantation Run.



The big American flag waves daily at the Plantation Realty offices.



Louis Chandler serves as Plantation Maintenance Supervisor.



Leisure Properties' Key Personnel on St. George Island: (left to right) Jackie Steele, Construction Supervisor; Carol Parker, Security Chief; Gene Fanning, Manager of St. George Island Utility Company and Brenda Couret, Office Manager and Secretary.





Peter J. Barton

New Film Produced About St. George's Plantation

"An Island Discovery... St. George's Plantation" is the new film created to promote Leisure Properties and the Plantation. Produced by Peter J. Barton of Tallahassee, the fourteen minute film is designed as a marketing and sales tool.

The film gives an overall tour of the St. George Island area as one would see it flying into the airstrip, then features the highlights of the Plantation. The viewer is guided through the Plantation and its amenities including the airstrip, the Beach Club facilities, the bird life and the fishing in addition to the beautiful beaches, the Gulf of Mexico and Apalachicola Bay.

Local residents and property owners were involved in the shooting. Bob Ingle, internationally-known marine biologist, talked about the marine life and the ecology of the St. George Island area. Ornithologist Jim Stevenson of Tallahassee covered the bird population and migrations on the Island.

Shaun Donahoe did a segment on the pottery shards and bottles found along the bay side.

Property owners James and Cynthia McDaniel from Abilene, Texas showed their new gulf front home. Bill and Lynn Spohrer from Miami, directors of the International Explorers Society, spoke about their reasons for purchasing Plantation property.

The film was conceptualized and written by John B. Spohrer, Jr. and Barbara S. Withers. Peter J. Barton produced, directed, filmed and edited the project.

The Plantation Realty sales staff plans to take the film on the road this winter to generate interest in St. George's Plantation. Copies are also being distributed to cooperating real estate brokers.

Cassettes of the movie are now available for showing. Anyone wishing to show the film to

prospective buyers should contact Plantation Realty (904) 670-2521.

Gene Brown Hosts Dinner for Employees

Gene D. Brown, owner/developer of St. George's Plantation, and his wife Marilyn entertained Leisure Properties' employees recently with a dinner party at the Wakulla Springs Lodge.

The historic lodge, built in the 1930's, is noted for its charm and resort hotel traditions. Located at the crystal clear Wakulla Springs, the resort features scenic jungle cruises in addition to excellent dining facilities.

Cocktails were served on the enclosed back gallery overlooking the Springs. The formal dinner began with a salad of fresh fruit, followed by an entree of filet mignon. Accompaniments were baked stuffed potatoes and broccoli with cheese sauce. The dessert was cheesecake with fresh strawberries.

After dinner, guests attended a private showing of "An Island Discovery... St. George's Plantation".

Special guests at the screening were: Peter J. Barton, producer of the film; Tommy Thomas of Panama City; Sue Lewis of Winter Park; and Bob Ingle, marine biologist, and his wife Anne.

The movie received a favorable response from the viewing audience.

Insurance Coverage Increased

The maximum flood insurance coverage for houses in St. George's Plantation has been increased from \$35,000 to \$185,000.

The National Flood Insurance Program is a Federally subsidized insurance policy offered to coastal/flood regions.

Treasure Beach and Indian Bay Villages Now Open

The two newest sections of St. George's Plantation were placed on the market in May due to the rapid sellout of Plantation Beach and Bay View Villages. Treasure Beach Village is located on the gulfside and Indian Bay is on the bayside.

Treasure Beach is noted as the site of the largest sand dune still standing on St. George Island. Often called "Devil's Punch Bowl", this dune provides a spectacular view of the area and is a prime example of the natural beauty Leisure Properties works to maintain.

Only five of the nineteen platted villages remain to be opened in the Plantation.

Plantation Improvements

Work is now underway to complete the improvements and amenities in our newest villages.

In Plantation Beach and Bay View Villages the utility phase will be complete by the end of July. This phase includes water, electricity and telephone cables. Base and stabilization materials will be on the roads by mid-August.

The utility phase in Treasure Beach and Indian Bay Villages will be completed by the end of September as well as the road base and stabilization materials.

The roads Beach and Bayview in Plantation will be asphalted and amenities completed by late October.

Plantation Security

The security and patrol program is designed to accommodate a 24-hour system and enforce the rules and regulations of the St. George Island Homeowners Association.

Summer Gate Hours are 7 am until 9 pm seven days per week with a night patrol for the remaining hours. These hours will remain in effect until mid-October.

Security Gate Phone: (904) 670-2362.

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 Townsend Spohrer.

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

Leisure Model Center In Planning Stage

Plans are now underway to create a Leisure Model Center for St. George's Plantation.

Scheduled for display in the house on lot 1 Osprey Village near the Plantation entrance, the Center will offer complete information on new building programs now being set up.

The Center will contain scaled-down model homes, layouts, floor plans, prices, option lists carpet/drapery/appliance samples and financial information.

For more information on this program contact Gene Langston (904) 670-2521.

New Financing Available For Houses in SGP

Now is the time to build your home.

St. George's Plantation has recently been approved for two financing programs for new homes: Federal National Mortgage Association (FNMA) and Government National Mortgage Association (GNMA).

Under these programs 95% financing is available for first homes and 79% financing for second homes. The rates, which are lower than conventional ones available, are fixed rates for 30 years.

For more information, contact Plantation Realty (904) 670-2521.



An osprey guards its nest in the Plantation.

Photo by Ray Stanyard

As a result of the carefully preserved ecology that Leisure Properties is striving to maintain in conjunction with the Franklin County Planning and Zoning Board, we are pleased to note the observations of Jim Stevenson.

Birds on St. George Island

During the spring, millions of birds that nest on the North American continent return from their winter refuge in South America and the West Indies. As they arrive via the Gulf of Mexico, many land on the first available terrain along the coast, especially during inclement weather. Coastal areas rich in fresh water, dense cover and food supplies act as havens for tired birds as they complete their 600-mile navigation along the trackless gulf.

The west end of St. George Island, better known as St. George's Plantation, is one of the critical areas along the Gulf Coast for trans-gulf bird migrations. Its fresh water reservoirs, unique magnolia hammocks and teeming insect populations provide the basic essentials for thousands of weary feathered travelers annually.

On April 23, 1983, after a cold front preceded by a storm, this area was visited by

one of the largest concentrations of migrating birds ever witnessed. In one day, this observer listed 133 species of birds (in every color and size), most being birds on their way to northern breeding grounds. The total number of individuals migrating exceeded two thousand!

Included in that were over a hundred of both Scarlet Tanagers and Orchard Orioles, several hundred Barn Swallows and Indigo Buntings and twenty-five different varieties of warblers.

All current efforts to preserve the uniqueness of St. George Island by developers is greatly appreciated by the scientific community. Hopefully, days like April 23, 1983 may be enjoyed by many generations to come.

- Jim M. Stevenson, M.S.
Ornithologist

Send The News To A Friend

Name: _____

 Address: _____

Mail this coupon to:
Helen Townsend Spohrer
 Plantation News
 Box 126, St. George Island
 Eastpoint, Florida 32328

Meet Our Homeowners...

The Gang From Clanton Alabama

In the fall of 1981 a group of fishermen from Clanton, Alabama discovered St. George Island. They loved the fishing, the Island and especially the Plantation.

Tommy and Betty Day bought lots 30, 31, 32 in Sandpiper Village at the same time Tom and B. J. Tiffin bought lots 28 and 29. This beautiful bayfront point features Apalachicola Bay at its best -- water access, heavy natural foliage and beautiful sunsets.

The Days built a home on their lots last year that features a tackle and fishing equipment room and a screened room downstairs for cleaning fish. Tommy owns and runs an accounting firm, assisted by Betty. They have two children -- Randy who is 25 and Cathy 23.

The Tiffins bought a home on Lot 3 Osprey Village in addition to their lots in Sandpiper Village. Tom is the owner/president of an import company, Tiffin International. B.J. and



*The
Tiffins
(left to right)
Lacy
B. J.
Tiffany
Tom
Paige*

their three children (Paige 15, Lacy 13, and Tiffany 10) are now spending the summer in the Plantation.

Betty Day's sister Mary Lou Campbell and her husband John own lots 4 and 11 in Turtle Beach Village. The Campbells live in Galveston, Texas and have two children -- Lori Campbell Evans who is 23 and Joni 20.

This colorful group visits the Island on a regular basis. Betty, B.J., Mary Lou and the children enjoy the beach and the pool at the Clubhouse while the men spend their time fishing around St. George Island.



The Days: Betty and Tommy



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