



St. George's Plantation News

VOLUME II, Issue Two

CHRISTMAS 1984

Leisure Properties Moves Main Office to St. George Island



Comptroller Barbara Withers stands in front of the new Leisure Properties office on St. George Island.

Plantation Realty Inc. Joins Florida Association of REALTORS®

In July Plantation Realty Inc., the on-site sales team for Leisure Properties, officially became a member of the Florida Association of REALTORS® and the National Association of REALTORS®.

These trade associations commit members to a national code of ethics and provide education, information and continuing updates on the real estate business.

Plantation Realty is a full service realty company featuring sales, listings and property management for residential, commercial and investment properties.

Ann Kinsey is the newest addition to the sales staff at Plantation Realty. Ann

grew up in the Tallahassee area and has been in the real estate business for two years. She now lives in Crawfordville with her husband and three children.

Contact your sales representative for further information on listings, prices, builders or rental cottages:

PAUL W. COWAN
TERRY C. MITCHELL
HELEN TOWNSEND SPOHRER
BETTY JASIN
ANN KINSEY

Plantation Realty is open seven days a week from 9 a.m. until 5 p.m. (904) 670-2521.

The new office of Leisure Properties, Ltd. is now located on St. George Island at One Gulf Beach Drive West in the water company building.

Comptroller Barbara S. Withers felt the move from Tallahassee was necessary to expedite business transactions for St. George's Plantation and to provide a convenient central location for Leisure's other developments.

In addition to coordinating the Leisure work load, this new office will handle the St. George Island Utility Company billings (water company for all of St. George Island) and serve as headquarters for the St. George's Plantation Homeowners Association.

Assisting Mrs. Withers in the new office are: Nita Hicks, Administrative Assistant and Homeowners Association liaison and Kathy Steinheimer, Accountant. Ms. Hicks, a Carrabelle native and lifetime resident of Franklin County, has worked for Leisure Properties for one and a half years. Ms. Steinheimer, who is originally from Atlanta, recently graduated from Florida State University.

Barbara Withers has worked with the company in accounting and management since the early 1970s. Mrs. Withers, a Florida State graduate with several degrees in business and accounting, lives at Alligator Point and is the mother of four sons.

The new mailing address is Leisure Properties, Ltd., P.O. Box 430, Apalachicola, Florida 32320. Telephone numbers are (904) 670-2648 or 670-2630.

Anyone with questions pertaining to the Water Company, the Homeowners Association or Leisure Properties should contact this office.

Office hours are 8:30 a.m. until 5:30 p.m. Monday through Friday.

Status Report on Leisure's Commercial Development at Bob Sike's Channel

Plans for the Hotel/ Convention Center Complex, marina and attached cluster housing on the commercial property next to the Bob Sikes Channel have not changed significantly since the last report.

Gene D. Brown has made various appearances and appeals before the Franklin County Commission and other governmental bodies in recent months, and should receive an answer by late January or early February, 1985.

In September Mr. Brown appeared before the County Commissioners asking the county to take a stand as to whether or not they would oppose the marina if studies proved it did not have a negative impact on the seafood-rich Apalachicola Bay.

Brown also presented an amended marina plan which includes only 124 slips, all built inland of the land line as it existed prior to the creation of the Bob Sikes Channel. This new plan would not extend into the Bay, thus proving more effective in controlling the surrounding waters.

"I don't want to spend the time and go through the expense of jumping through governmental hoops if the governing body of Franklin County is opposed to the development as presented," Brown said in his proposal to the county.

To date, opposition to the plan has focused on the marina.

Leisure Properties will continue to pursue the permits through governmental channels. Brown is optimistic, but prepared for a long fight if necessary.

Leisure Housing Program Plans Busy Year in 85

Leisure Housing, the construction division of Leisure Properties, Ltd., successfully completed its first year building homes in St. George's Plantation.

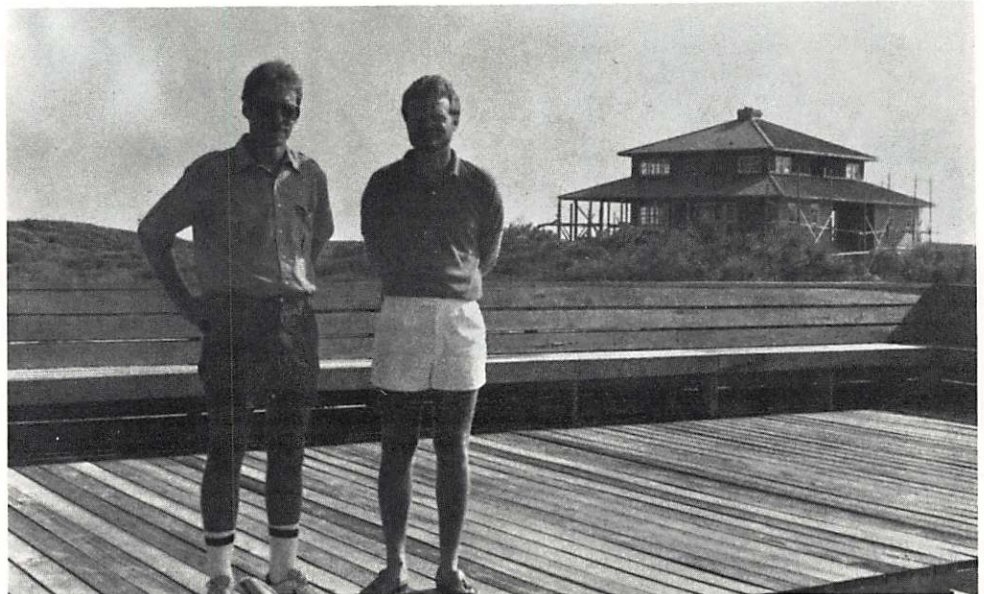
Four homes were completed in 1984, three are now under construction and two more will be started soon.

Director William Solburg has been in the building business with his brother Walter for twenty years, specializing in coastal piling houses, post and beam construction and craftsmanship in their woodworking. The brothers form the supervisory nucleus for Leisure Housing. Another division of Leisure Housing is headed by John Abbott and his brother Bud Abbott.

William Solburg coordinates the Leisure Housing Program and works directly with each client.

Leisure Housing specializes in custom building for individuals, but has standard plans available should the client prefer.

Anyone interested in building in the Plantation should contact William Solburg (904) 670-2359 or get additional information from the Plantation Realty sales staff (904) 670-2521.



William Solburg (right) and brother Walter relax at Beach Club. The "Manor House" they are currently building for Gene Brown stands in the background.

Airport Policy for St. George's Plantation

The St. George's Plantation Airport introduced landing fees this summer for all persons/planes who do not own property in the Plantation.

The fees are \$50 per landing for a single-engine plane and \$100 per landing for a twin engine or jet. The fees are payable to St. George's Plantation Airport and are collected by the Security Guard for the Plantation.

Property owners and their families have free use of the airport and its facilities as another Plantation amenity.

Tiedowns were installed this spring.

Anyone having questions or requesting assistance should contact Plantation Security at (904) 670-2362.

Airport Phone: (904) 670-9977

Coordinates: Longitude W 84:55:00

Latitude N 29:38:45

St. George's Plantation News

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If you have any news items or ideas for stories/photos, please submit them to the address below. We will consider any material submitted for publication.

Please let us know if you have a change of address or would like to add your friends to our mailing list.

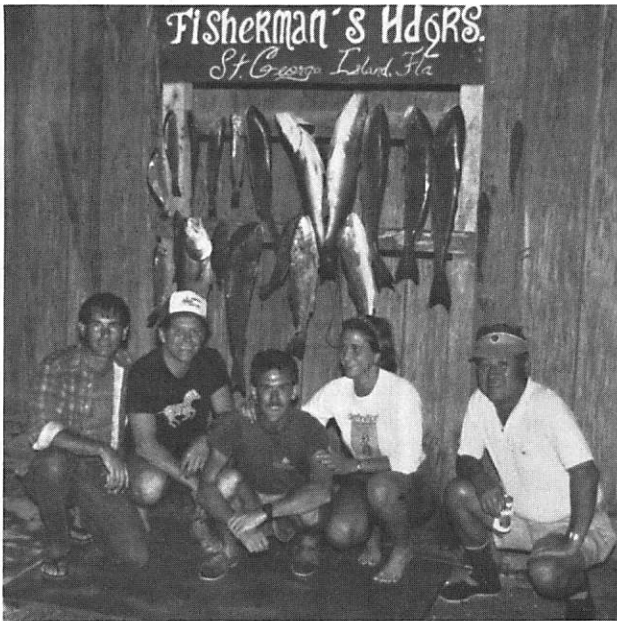
The Plantation News is distributed to all members of the St. George Island Homeowners Association.

PLANTATION NEWS

Box 126, SGI

Eastpoint, FL 32328

(904) 670-2521

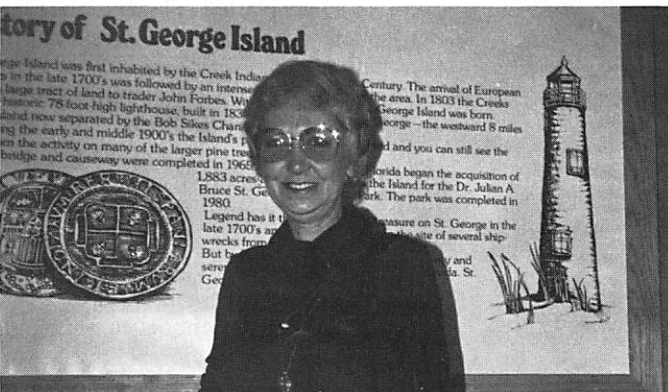


LEFT: Plantation resident John Spohrer (left to right), local newspaper manager John Lee, Frank & Sharon Johnson and Don Murakami show off their redfish, all caught at the Cut this fall.

RIGHT: Summer volleyball game attracts players on the beach near the Clubhouse.

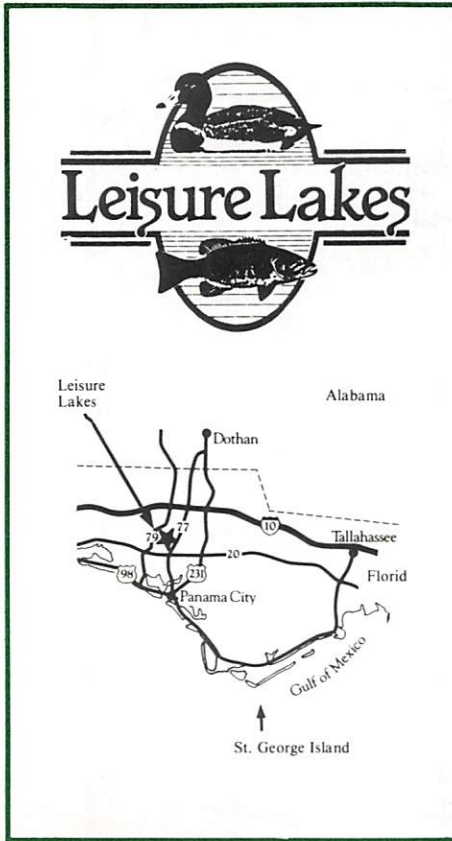


*Left to right:
Barbara Withers - Comptroller,
Nita Hicks - Administrative
Assistant and Kathy Stein-
heimer - Accountant staff the new
Leisure office on St. George.*



Mary Nell Crawford is the new secretary at Plantation Realty, Inc. She has been with the company since July. A Georgia native, Mary Nell and her husband, Buddy, own the Happy Pelican restaurant on St. George.

New Lakeside Development Opens North of Panama City



Leisure Properties, Ltd. opened a lake-side development north of Panama City this summer. The property, known as Leisure Lakes, is a private, planned community designed for exclusive use by property owners and their guests.

The land was closed to public access for over thirty years as part of financier Ed Ball's private estate. The two thousand acre development centers around two clear blue, spring-fed lakes.

All homesites have access to the two lakes including fishing, snorkeling, sailing, canoeing and swimming. Lake Denise covers 160 acres, Lake Suzanne 100 acres. Homesites range in size from 1-acre to 5-acres and feature waterfront, waterview and wooded interior properties.

All roads are private and will be paved. Access to Leisure Lakes is restricted by a 24-hour security gate for privacy. Utilities are underground to preserve the magnificent scenery.

Homesites start at \$3500 with standard Leisure terms and financing.

For a brochure and more information, contact your sales representative at Plantation Realty Inc. (904) 670-2521 or the Leisure Lakes office (904) 773-2434.

Homeowners Association Annual Meeting Held in September

The St. George Island Homeowners Association held its annual meeting this year on September 15 at the Plantation Beach Club.

The meeting was called to order by out-going president Fenton Langston, then turned over to Gene Brown. The budget for 1985 was voted on with no significant changes.

The members present expressed approval of the new security plan which has a man on the security gate 24 hours in addition to the regular patrols.

There were no changes made to the Protective Covenants, although several changes were discussed.

Gene Brown talked about Leisure's plans for commercial development at the Bob Sikes Cut.

A new Board of Directors was elected for 1985:

Gene D. Brown - Chairman, Fenton Langston, Terry C. Mitchell, Barbara S. Withers and Sandra M. Chase.

If you did not receive your notice of the meeting or have not yet received a new gate pass with your name and number, please contact Nita Hicks (904) 670-2648, who is the acting liaison for the Homeowners Association. Send written inquiries or changes of address to: Homeowners Association, P.O. Box 430, Apalachicola, FL 32320, ATTN: Ms. Hicks.

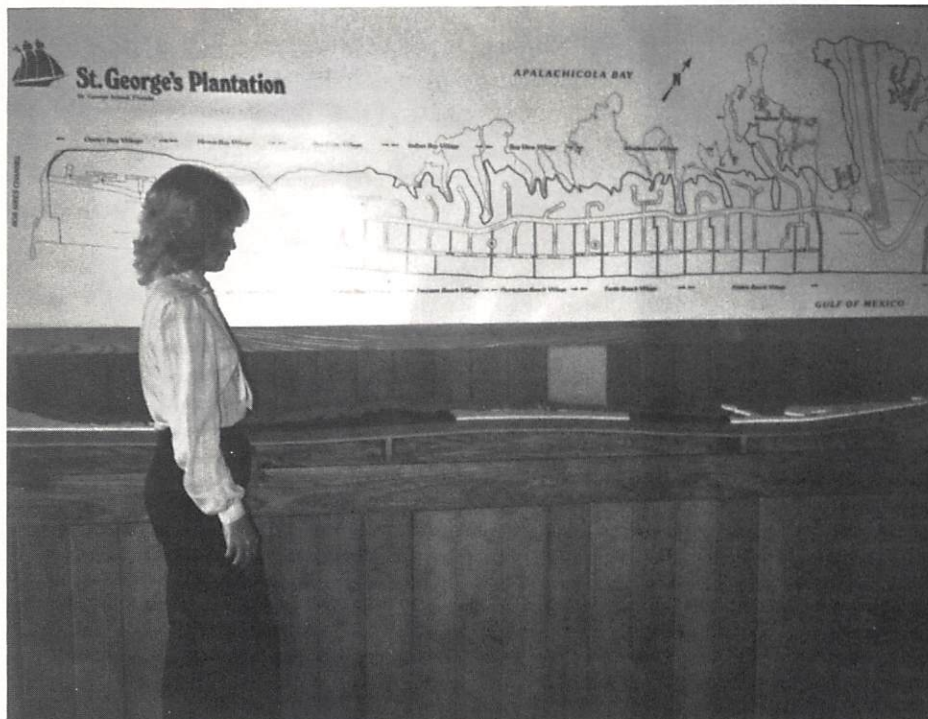
Leisure Opens 2 New Villages

In May of this year Leisure Properties placed two new villages on the market for sale. Pelican Beach on the Gulf side and half of Bay Cove Village on the Apalachicola Bay side are now available.

This leaves only three and a half of the total nineteen platted villages in the Plantation left to be opened. Only one of the remaining villages is beach side.

Bay Cove Village is noted for its excellent water front lots, all with water access and qualifying for pier permits. Pelican Beach features beautiful white sand dunes and traditional pine tree and palmetto vegetation.

Call Plantation Realty now for more information on these area. Prices will remain at the present level only until spring when the major selling season begins.



Ann Kinsey looks at the new displays in the Plantation Realty sales office.

First General Election Held for Water Commission

Gene D. Brown, Barbara S. Withers and Terry C. Mitchell were elected to the St. George Island Water and Sewer District in the first general election held. They will serve a four year term on the Water Commission.

The Water and Sewer District covers the first 800 acres in St. George's Plantation with a dividing line between lots 10 and 20 in Turtle Beach Village running to the Bay. Each lot owner in this area is entitled one vote.

Candidates are nominated by petition, then stand in the general election. All property owners in the district, even those registered in another area, are eligible to vote. Votes can be cast in person during the general election, by notarized proxy or by absentee ballot.

The newly-elected Water Commissioners join together in their goal to insure stable and effective management in the district.

For information contact:
St. George Island
Water & Sewer District
 P.O. Box 430
 Apalachicola, FL 32320
 (904) 670-2630

Many thanks to all property owners in the district who participated in this first general election.



The Tidewater is a 2 bedroom plus loft/2 bath gulf view rental home. Rent is \$60 per night or \$400 per week.

Rentals Booking Now for Spring

Plantation Realty Rentals, the property management company for St. George's Plantation, is now booking rental houses for early spring.

Boasting fifteen rentals, there are thirteen in the Plantation, one in the East End Tracts section and one condominium.

Rates begin at \$60 per night or \$400 per week for a two bedroom/two bath house on an interior, gulf-view lot. Houses

available include two, three and four bedroom ones located on beach front, bay front and private gulf-view interior lots.

According to Paul W. Cowan, Rental Manager, "We're able to give each house special care and treat it as a private home."

If you would like to book a house or place your home with Plantation Realty Rentals, please call collect. (904) 670-2521.

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

Architectural Control Committee Coordinates Plantation Building

The Environmental and Architectural Control Committee plays a vital role in maintaining the building standards for St. George's Plantation. Created as an integral part of the Homeowners Association, the ACC must approve plans and specifications for any building, structure, alteration, addition or improvement that affects the external appearance of any property within the Plantation.

The Committee is appointed for three year terms by the Board of Directors of

the Homeowners Association. Currently serving on the ACC are Terry C. Mitchell, Gene D. Brown, W. Fenton Langston, and William Solburg. Wayne Coloney, engineer, is a consultant to the Committee.

For guidelines and assistance, contact Terry C. Mitchell at Plantation Realty, Box 126 SGI, Eastpoint, FL 32328, (904) 670-2521. Submit plans and specifications to this address or to any Committee member.

Meet Our Homeowners . . . The Dews Family

Col. Hampton and Claire Dews

Visitors in St. George's Plantation usually ask about the colonial-style home with the copper roof.

The 2900 sq. ft. home belongs to Col. Hampton Dews (Retired) and his lovely wife Claire, and was built by local contractor Mark Jeppson. The Dews moved here in June of 1983 from Lake Charles, Louisiana. Their daughters, Marcie Collins and Amy Feemster, both live with their families on St. George. The Dews also have a son in military service and five grandchildren.

Col. Dews is an avid golfer and Claire enjoys cooking and interior decorating. Both are active members of the St. George Island Civic Club, the Beautification Committee and the Neighborhood Watch Program.

There are large galleries around the house, a South Louisiana plantation home. The copper roof and soft exterior color scheme give the home a friendly, warm atmosphere.

The interior is open and inviting, yet elegant. There is a Florida room and a large, open breakfast nook.

A custom-designed leaded glass window and door were brought by the arti-



san from Atlanta. The living room features a Cherry Hill mantel piece and there are solid cherry cabinets in the kitchen. Claire added several handpainted tiles to the kitchen and master bath for accents.

The interior is brought together beautifully by Claire Dews' collection of art works and accessories. Many of the pieces were purchased during Col. Dews' 31 year Army career when they lived all over the world, from Europe to the Orient.



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Box 126

St. George Island, Florida 32328

*Happy
Holidays
from the
Plantation News*

