



BOARD BRIEFS AND COMMUNITY NOTES

The Board Briefs are a brief overview of the BOD meeting. Click [here](#) to refer to the board packet and committee reports for more complete information.

GENERAL MANAGER: Brenda Ash, General Manager; The Board tabled the Maintenance Reserve Policy draft so FinCom, Infrastructure and Audit Committees can review. The Policy will be voted on at a future Board meeting.

SECURITY: Bob Shiver, Director of Security; Bikes on the beach discussion was tabled until the May Board meeting allowing time to research the new Florida Law regarding e-bikes.

FACILITIES: Philip Square, Facilities Manager; The SGPOA Airstrip inspection passed with flying colors. Recommendations from the Airport inspector can be found in the Owners Portal or by clicking [here](#).

ARC: Tim Thompson, Chair; The Board tabled ARC's recommendation to change the New Home Construction Process until the May Board meeting. Further details are needed.

AUDIT: Patrick Roffey, Chair; The Board agreed with the Committee's recommendation to reengage Warren Averett Company to prepare the 2023 SGPOA audit but would like FINCOM to research other options and submit RFPs for the 2024 audit.

Landscape: Luke Webster, Chair: The Board approved the Landscape Committee's procedure recommendation for the new covenant requiring installation of dune fencing and vegetation on all beach front properties to be the responsibility of the owner. This will now become part of the ARC requirement for all new builds on the gulf front. The enforcement process will be recommended at a later date. See article page 2.



Deadline for Covenant or By-law suggestions- June 1st

Owners can submit suggested changes to the Covenants and By-Laws for Board consideration at the June Board Meeting. To provide sufficient time for the Board to consider and vote on proposed amendments to move forward to Owner vote, the form should be completed and emailed by June 1st.

The Covenant/By-Laws Change Policy and Procedure can be accessed through the Owners Portal and by clicking [here](#) (select the appropriate drop down category) or come by the office M-F 8 am - 4 pm to pick up printed copies.



Board of Directors Meetings

2023

January 19
February 16
March 16
April 20
May 18
June 15
July 20
August 17

*September 14 (2nd TH)
Owners Budget Workshop

*October 13 - FRI
Owners' Annual meeting
1:00 PM

Board meetings are held on the 3rd Thursday of the month at 1:00 PM unless otherwise stated

**Next Board meeting:
May 18 at 1:00 pm**



Web wonder by Will Jones

BOARD BRIEFS AND COMMUNITY NOTES CONT.

Long Range Planning Submits Proposals to BOD

The Long Range Planning Committee, which is made up of the current president, current vice president and all former presidents who remain property owners in the Plantation, met in February and March and voted to narrow the scope and cost of a proposed Resort Village Recreation Development plan, first revealed to owners in October 2022. The result is a recommendation that proposes to take advantage of previously developed common areas and leave undisturbed much of the SGPOA RV land between the airstrip and Leisure Lane.

After much discussion, the Board voted to send the following Long Range Planning recommendations to the Ad Hoc Committee for further vetting:

1. Instead of creating the consolidated racquet court complex that would have included construction of multiple tennis and pickle ball courts, restrooms, roadways, parking, and observation seating, the committee voted to expand the number of pickleball courts currently located at the one acre lot on Sea Pine. The pickleball players in attendance spoke in favor of this decision. Currently, players use the restroom at the Firehouse, a structure which is owned by the Plantation.

2. In lieu of building on undeveloped property, the committee members recommended the construction of two tennis courts on vacant RV land in the area once scheduled to be a wastewater treatment facility. Those courts would be directly across Leisure Lane from the existing Pelican Point tennis court. This placement has parking already provided, and the RV clubhouse contains restrooms, so the cost and scope would be considerably less than a comprehensive new facility.

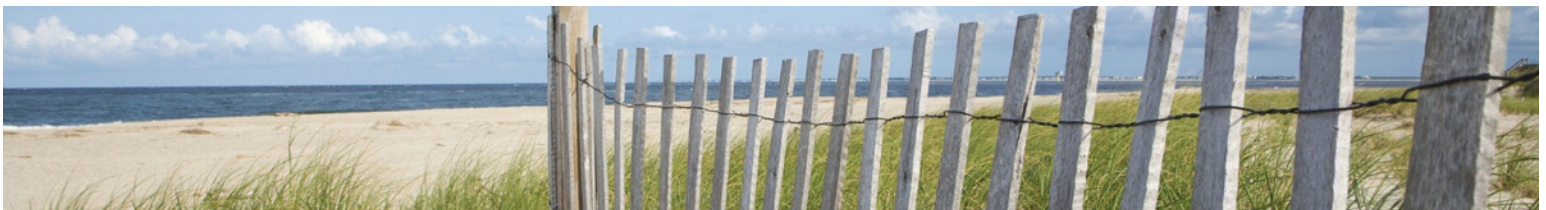
3. The group voted to abandon the concept of a combined pavilion/fitness center on first tier property facing the Gulf. Instead, the committee agreed to pursue an idea of constructing a modest pavilion that would include restrooms that would serve as a gateway to the Plantation's sparsely used RV common area beach, a stretch of nearly 500' on the Gulf.

The Board rejected the following Long Range Planning recommendations:

1. After consideration of remodeling the Magnolia Clubhouse to create a larger fitness center by eliminating office space or the Cypress Room, the group decided that such renovations might interfere with the integrity of the fire and storm protections built into the commercial structure. The alternative accepted by the group and proposed to the Board, included consideration of eliminating the stand-alone Magnolia tennis court; creating a fitness center that would utilize a smaller footprint while taking advantage of existing parking and restroom facilities. The Committee recommended to the Board that the SGPOA approach the owners of the property where the Magnolia Court is located and enter negotiations to change the easement agreement.

2. The committee proposed entering negotiations with the new owner of CDMII to discuss the boat ramp possibility.

Watch the weekly eNews for the Ad Hoc meeting dates. All owners are welcome to attend and encouraged to share their thoughts.



PLAN AHEAD FOR SAND FENCING AND PLANTINGS

At the April meeting, the Board approved the Landscape committee recommendations that it is the responsibility of a beachfront property owner to install and maintain sand fencing and plantings. Installation cannot occur during turtle nesting season (May 1 - OCT 31) however it is never too early to apply for the required DEP permit and to contact an installer (if needed) so the work can be done once nesting season is over.

This is in accordance with **ARTICLE VIII: GENERAL RULES AND REGULATIONS N. Beachfront Lot Protection:**
All beachfront Owners in the Plantation are required to have sand fencing installed at their dune line and are required to plant appropriate vegetation in their Lot's dunes

NEWSWORTHY NOTES

Early SGPOA Leader ~ John Caddell ~ 1931-2023



One of Alabama's biggest commercial/industrial builders and prominent Plantation homeowner, John A. Caddell, passed away last month. John was instrumental in the formation of the St George Plantation Owners' Association when he and four other committed owners joined forces

to help remove the developers from control of the community. The struggle lasted for years, with extensive litigation and threats of personal lawsuits. Because of lack of funding, the group contributed personal funds for the start up corporation. John Caddell supported the organization out of his business Caddell Construction, with his employees serving as Plantation staff.

Homeowner Mark Baldino, a member of that fledgling board, remembered John fondly. "My life has been enriched by our long standing friendship, and I am grateful for the positive impact he has made on the Plantation."

The Caddell beachfront home remains a favorite because of its unusual shape, reminiscent of a cruise liner, and cypress walls. It was the setting for social and business gatherings because the first clubhouse was claimed by developer Gene Brown. The Caddell home was also the setting of a notorious confrontation between the two icons which resulted in the arrest of the SGPOA president.

"Great leaders," Mark observed, "instinctively know, go, and show us the way. John was not only a great leader; he was also a great humanitarian with a servant's heart."

His full obituary may be viewed [HERE](#).

Footnote: You can learn more of these early days and its leaders by reading "The History of the Plantation," found on the association's website.

LIGHTS OUT AND LEAVE NO TRACE; IT'S THE RIGHT THING TO DO!

Leave No trace is an important county wide ordinance that protects nesting sea turtles by removing all items from the beach at the end of the day and filling in holes. It is also important to use safe turtle lighting particularly on beach front and first tier properties. Disorientation situations occur when artificial lighting on sea turtle nesting beaches disrupts the ability of nesting females and hatchlings to find the sea from the beach.

A simple solution is certified safe turtle lights placed in all exterior fixtures visible from the beach. These may be ordered from www.seaturtlelighting.net or check for availability at the ACE Hardware in Apalachicola.

Help educate those unfamiliar with Leave No Trace and safe turtle lighting to keep our beaches turtle friendly.



RESORT VILLAGE (RV) POOL UPDATE

Pool leaks were discovered in October 2021 and the pool was temporarily closed while maintenance staff did repairs to reopen for the 2022 summer season. Unfortunately, this was a temporary fix, and the pool began leaking again. The average water usage was 1,200 to 1,500 gallons daily, requiring staff to use excessive amounts of pool chemicals to keep up with the leak. The pool was closed in November 2022, and Swain Pool and Spa contracted to repair the expansion joint and several more leaks in the pool piping. Upon closer inspection, maintenance noted multiple areas that were delaminating on the pool floor at which time the Board voted to resurface the pool. Cox Commercial Pool and Swain Pool bid on the resurfacing; the board opted to use Swain as they were familiar with the issues. Swain ordered a special tool to address the delaminating and to ensure a long-lasting surface bond. The pool repairs are on hold due to mechanical issues with their resurfacing truck and the pool remains closed until further notice.

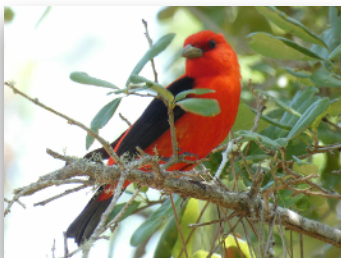
NEWSWORTHY NOTES cont.

Scarlet Tanager Spotted in Nick's Hole



Twice a year, Scarlet Tanagers fly across the Gulf of Mexico between their breeding grounds in eastern North America and their wintering grounds in South America.

Despite their bright coloring, sightings of this bird are a rarity. This is primarily because they are found only in the upper canopy of trees where they spend their time moving slowly in search of food. Besides being rarely seen, they are also rarely heard.



ACTIVITIES



Head outside and enjoy the Magnolia Pool every Monday, Wednesday and Friday for Water Aerobics. Exercise begins at 9:00 am. Water weights are provided. exercise@sgpoa.com

MAHJONG!

It's easy to play. It's fun to play! Every 1st and 3rd Monday from 1-4 pm, gather in the Magnolia Clubhouse for fun and friendship. mahjong@sgpoa.com



CHESS! All levels are welcome to join every 1st and 3rd Tuesday from 1:00 pm - 3:00 pm in the Magnolia Clubhouse. Boards are provided. Bring refreshments! chess@sgpoa.com

Additional activities happen every week! Click here to view the online calendar. Flyers are posted on the bulletin boards and are available in the Admin office.



IMPORTANT DATES

Turtle Season: May 1- October 31
Hurricane Season: June 1 - November 30



FRANKLIN COUNTY EMERGENCY MANAGEMENT

Preventing, responding, recovering from, and mitigating against the effects of a wide variety of disasters in Franklin County, Florida

Do you have your re-entry tag?

A Franklin County/SGI re-entry tag is used when a mandatory evacuation of St. George Island or Franklin County has been called. Be prepared and request your tag now. Once issued, tags do not have to be renewed. Please refer to: www.franklinemergencymanagement.com

Recent Sighting at the EV Charging Station!

Known as a FUV (Fun Utility Vehicle) from Arcimoto, this cool-looking vehicle utilizes the Electric Vehicle Station near the Magnolia Clubhouse. This FUV is owned by an owner and is registered as a motorcycle.



As a reminder, only owners can operate motorcycles and golf carts in the Plantation. Any owner who wishes to rent a golf cart must display an office-issued pass for the length of the rental. Contact office@sgpoa.com for details.



SAVE THE DATE!
Owners' Pool & Porch Party
Friday, June 9, 6-8
Magnolia Pool

We care about your concerns! Please direct suggestions, comments, or complaints for Facilities, Office, or Security, by completing the on-line form (**click here**) or stop by the office for a paper copy. Completing a form gives a paper trail which is much easier to track and helps to ensure that your requests and concerns don't go unanswered.

Please do not call the gate to enter gate passes. Refer to **GATE PASS** on the home page of the SPGOA website; found in the top menu bar under **LIVE** or at the bottom, right.