

Owners' Weekend includes an array of activities

The St. George Plantation Board of Directors, Committees, and staff are excitedly preparing for our annual Owners' Weekend next week.

The festivities officially kick off with a Cocktail Reception on Friday, October 17. Don't forget about all the fun events that start Wednesday, October 15. The ArtSocial and Recreation Committees have numerous events planned. All activities are open to Plantation owners and we encourage you to join us for this wonderful community gathering!

Here's a list of the scheduled events *(see details, page 10)*:

Wednesday, Oct. 15:

- Bunco, 6 p.m. in the Plantation Room; $10 per player (ladies only, please) & BYOB and appetizer or dessert to share. Register at Bunco@sgpoa.com.

Thursday, Oct. 16:

- Bingo, 6:30-8 p.m. in Plantation Room; $1 per card & BYOB.

Friday, Oct. 17:

- Fun Run/Walk, 8:30 a.m. registration, 9 a.m. start at Magnolia Clubhouse.
- Beginner Pickleball Clinic, 1-3 p.m. at courts
- Cocktail Reception, 5:30-7:30 p.m., poolside at Magnolia Clubhouse; RSVP to dingram@sgpoa.com.

Saturday, Oct. 18:

- Tennis Social, 9-11 a.m. at Magnolia Tennis Court.
- Owners' Annual Meeting, 1 p.m. in Plantation Room.

Sunday, Oct. 19:

- Fitness Classes in Plantation Room; 10-10:30 a.m. aerobics; 10:45-11:15 a.m. yoga; 9 a.m. open play pickleball at pickleball courts.



Brooke Cobb



Debbie Ingram

Two team members join SGPOA administrative staff

The St. George Plantation Owners' Association (SGPOA) is delighted to welcome two new team members to the Administrative Team. Debbie Ingram joins us as Communications Director, and Brooke Cobb steps into the role of Administration Specialist. Both began their roles on Monday, September 22.

"We are thrilled to have Brooke and Debbie join our team at the St. George Plantation community," said General Manager Michael Allen. "Their unique and impressive talents as well as their fresh perspectives will undoubtedly strengthen our community. We do look forward to the significant contributions they will make to our administrative and communications efforts."

See Team, page 2

President's Message

Buck Bolden
Board of Directors



Friends and Neighbors,

I would like to highlight and encourage everyone who can to attend the Annual Owners' Meeting coming up October 18 at 1 p.m.

The Owners' Meeting is exactly what the name says. It is not a board meeting, so all motions are made by and voted on by you, the owners. This upcoming week is packed with activities in anticipation of many friends and neighbors gathering for the weekend. Don't miss the Friday evening cocktail reception which all owners are invited to attend. Please RSVP to dingram@sgpoa.com so we will know how many to plan for. I'll be there, and I look forward to seeing you!

Several projects have been completed recently. The Pelican and the Magnolia tennis courts have been successfully resurfaced with homeowner concerns regarding the surfaces being assessed by third party professional court resurfacing companies. No trouble or substandard installation was found. The resurfacing was funded by our very healthy Maintenance Reserve.

I would also like to highlight the completion of the Sea Pine Firehouse public restroom. The restroom is located at the rear of the firehouse and will be available to pickleball players in need of a facility. The installation of this restroom resolves several priority issues. One being that there was no restroom available for owners and their guests at the very popular and busy pickleball courts. Also, this resolves a safety issue, as there will now be no public foot traffic within the firehouse, which houses firefighting equipment and the hazards that those present.

Wednesday Wonders

This popular feature presented by the Recreation Committee will kick off again in January. The program focuses on topics of coastal interest. Be on the look out for more info.

Team, from page 1

Brooke, who hails from Hiram in northwest Georgia, just west of Atlanta, graduated from Berry College in Rome, Georgia, with a bachelor's degree in communications. She brings expertise in event coordination and social media management, having previously served as an event lead at the Atlanta Botanical Garden and managed social media for small businesses in Metro Atlanta. Now residing on St. George Island with her two dogs, Brooke is also training in jiu-jitsu. She loves to travel and hopes to visit all 50 states, and is a big Willie Nelson fan.

Originally from the Mississippi Delta, Debbie holds a bachelor's degree in mass communications from Central Missouri State University in Warrensburg, Missouri. With a robust career in journalism, she has worked at daily newspapers in Mississippi, Missouri, and Alabama. Debbie later transitioned to healthcare marketing and government communications, most recently serving as Communications Director for the City of Panama City Beach, Florida for six years. After relocating to Eastpoint last year, she worked as a teacher's assistant at the ABC School in Apalachicola. Debbie is a proud mother of two daughters and grandmother to one grandson. In her free time, she enjoys live music (especially blues), reading, solving puzzles, writing, and exploring the outdoors.

Brooke and Debbie are eagerly learning their new roles and are excited to connect with the community. Please welcome these two new admin members to this amazing community and to our already great SGPOA team.

Maintenance Updates







The maintenance crew is hard at work giving St. George Plantation's common areas a fresh, welcoming glow for the upcoming Owners' Weekend! They're painting curbs and fences, installing shiny new signs, mowing, trimming, and sprucing up the landscaping to make everything look spectacular.

Improvements include:

- Putting down pine straw in common areas including the front entrance, Pelican Point tennis court, Resort Village road entrances, pool area, and cul-de-sacs, areas along Leisure Lane, the Magnolia Clubhouse area and the airport next to the airport lounge.
- Trimming of the bike trail between Magnolia Road and Forsythia Court to prepare for the Fun Run.
- Blowing off tennis courts and pickleball courts prior to Owners' Weekend.
- Painting curbs at entrance.
- Painting fence between tabby poles at the entrance.
- Cleaning rust stains at the entrance.
- Installing new signage at the entrance to replace stained signs.
- Trimming and mowing entrance.
- Installing new edging and rocks around trees in the Magnolia Road median.
- Trimming 100 palm trees from the front entrance to Magnolia Road, including the Magnolia median.
- Replacing faulty stair lights at Magnolia Clubhouse.
- Replacing bad boards on the wooden walkway around Magnolia Clubhouse.
- Repainting handicap parking areas at Magnolia Clubhouse.
- Setting up for the Annual Meeting.



GM's Corner

Michael Allen



Greetings all SGPOA owners,

I would like to again thank the Board and all the homeowners for this amazing opportunity to lead this team here at St. George Plantation.

What a privilege it is to have such an important leadership role for one of the nicest communities in all North Florida.

Noted highlights to share with everyone.
First, I am so pleased to have recently filled our two open administrative positions, Director of Communications with Debbie Ingram and Administrative Specialist with Brooke Cobb. This elevated and now completes the team with these two amazing additions along with the already great administrative members of Bob Shiver, Philip Square, Amanda James, and Brenda Ash.

I also wanted to share our focus with upcoming landscaping improvements around the community to include but not limited to the community entrance and gate area, RV pool area, Magnolia Club House, and Magnolia Road, and pruning well over seventy-five palm trees on Leisure lane and around Magnolia and RV Clubhouses. Our team's laser focus on continuing to elevate these communal areas with the support and leadership of Philip Square, our Facilities Manager, and our amazing maintenance and landscaping team, shows their unwavering commitment.

The implementation of PlanePass for the new airport fees went live on October 1, with re-invented signage and communications information on the website and FRONTSTEPS as well as our SGPOA Facebook page.

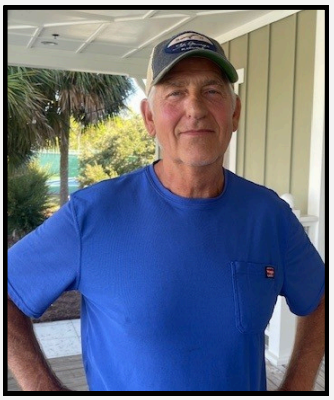
With the support of our Director of Security Bob Shiver, we are diligently looking for new ways to alert and notify drivers who exceed the speed limits of the community. We are focused on improving this with a mobile speed radar sign which will be strategically set up at various locations each month to support the safety of the community. Our Security team is always focused to support the safety and security of the community with their visibility around the community.

New signage has been ordered for specific identified faded and iron-stained signage to be replaced this month.

How can I better support the community? Please always feel free to email me at mallen@sgpoa.com with suggestions and feedback to continue to work towards the absolute best of St. George Plantation Community.

With Kind Regards,
Michael

Maintenance guru Rick Abbott leaving SGPOA



Rick Abbott, facility maintenance worker, has announced his departure from the Plantation. His last day will be Friday, October 17.

Rick, who has served the Plantation for just over 13 years, said he plans to move back to Tallahassee and finish remodeling his lake house. He will also be traveling out west this fall to visit family.

We are currently advertising his position although General Manager Michael Allen said, "Rick will be hard to replace."

"We appreciate the many years of service, commitment and unwavering focus in his position at St. George Plantation," Allen said. "Rick has been an integral part of the success here; with all the meetings, activities, maintenance, cleanliness and so many other areas, we appreciate his support every day. We thank Rick for his service and truly wish him health and happiness in his retirement."





Thus far, 144 owners have RSVPed for the Cocktail Reception.

Owners should email Debbie Ingram if you plan on attending.

ArtSocial has Apalachicola Outing

On September 28, eight ladies convened at Artsy Me, a new pottery painting place in Apalachicola. Those in attendance enjoyed fellowship and refreshments while picking out special pieces to paint.

There was a large assortment of pottery pieces to choose from as well as paint colors. No talent was required but plenty of creativity was on display. Those in attendance enjoyed their time together creating keepsake pottery pieces, including coffee cups, spoon rests, flower vases and trinket boxes.

Afterwards, the group walked over to the Apalachicola Yacht Club and enjoyed entertainment by John Sutton and dinner from Taqueria de Apalach food truck.

Many husbands joined the Yacht Club portion, as well as some others who were not able to participate in the pottery painting.

A lovely time was had by all and everyone in attendance came away saying “Let’s Do This Again!”

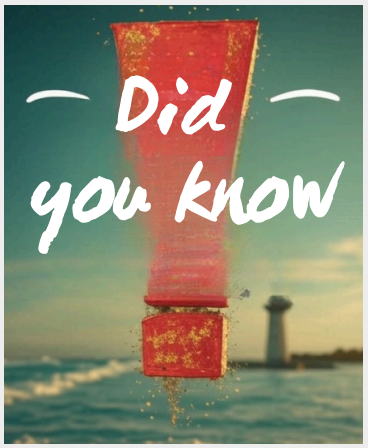








Pirates, Native Americans & Explorers



The history of St. George Island is colored with pirates, Indians and shipwrecks. The Creek Indians first inhabited the island as early as the 1600s. The Indians were aggressive traders and commerce flourished from the St. Marks River around and up the Apalachicola River.

The arrival of the Europeans to the island was followed by intensive struggles for control of the area. Pirate Captain William Augustus Bowles led the Creek Indians in their defense against the Spanish and French in the late 1700s. Legend has it that before Bowles died he buried a treasure somewhere on the island.

After the Forbes Purchase in 1803, commercial sailing traffic increased and a lighthouse was built on the west end of the island, which is now Little St. George Island. Following years of coastal erosion, the Cape St. George Lighthouse toppled into the Gulf in 2005. It has been rebuilt by lighthouse enthusiasts in its present location in the center of the St. George Island business district. It is the centerpiece of the island's Lighthouse Park along with the Keeper's Museum.

Source: Franklin County Tourist Development Council

BOD voting is underway

All SGPOA owners should have received several notices via CondoVoter about our upcoming Board of Directors election. Votes will be tallied during the Owners' Annual Meeting on Saturday, October 18.

The deadline to vote is 1 p.m. on Oct. 18.

For those of you signed up for CondoVoter, the procedure is simple. You will vote for three of the four candidates via email. Owners may also drop off their paper ballots in the Plantation Clubhouse offices.

Candidates are: Buck Bolden, Robin Cooper, Ed Gassman and Harry Pierce. See profiles on page 8-9.



Safety and Security First

Meet two of our exceptional 10-member Security team at SGPOA! Committed to safeguarding our owners, guests, renters, and property, our professionals work tirelessly every day to ensure a secure environment. Pictured are team members Casey Medley (right) and Drew Monroe, diligently checking in a property owner at the front entrance. Their dedication keeps our community safe.

Board of Director candidate profiles

Our very important Board of Directors election is going on through Saturday, October 18 at 1 p.m. Here are the candidate profiles.

Buck Bolden



It is with enthusiasm that I submit my nomination for another term on the St. George Plantation Owners' Association Board of Directors. Over the past 10 years as a resident, I have been privileged to serve our community in many capacities; from Ad Hoc Committee member to Chairman of the Architectural Review Committee, and most recently as a Board member, including two years as President. These experiences have deepened my under-standing of our community's needs and strengthened my commitment to serving the community.

While recent years have brought challenges, I believe we are now on a positive path. With a professional management team now in place, we are seeing improvements in our operation. Though the current litigation remains unresolved, I am confident in the capable legal counsel guiding us through the process, and I remain committed to protecting the best interests of all homeowners.

If re-elected, I will focus on four priorities:

- Operational Excellence - partnering with management to ensure consistent, high-quality service delivery.
- Financial Stewardship - maintaining strict budget discipline while navigating inflationary pressures and legal expenses.
- Community Engagement - continuing to foster transparency, trust, and open communication with all owners.
- Environmental Stewardship - supporting initiatives that protect our natural environment, preserve property values, and safeguard the future of our community.

It has been an honor to serve, and I respectfully request your support in the upcoming election so that we can continue building a strong, united future for our community.

Robin Cooper



I built my house in 1997 and have been a resident and part-time resident since then. I have been on the board previously some years ago. I have been treasurer several times and a member of the Finance Committee most of the time since it was established. My contributions have been:

- Repaying the clubhouse loan from our reserves thereby saving a considerable amount of interest.
- Establishing a mandated reserve of 65%.
- Establishing secondary sources of income from the capital transfer fee.
- Moving reserves from CDARS to Treasuries, earning thousands more in interest.

I have always been fiscally very conservative with other people’s money – money that the owners entrust to us to use responsibly. That principal I will always continue to the best of my ability. Furthermore, as I have been a long-term resident, I do have extensive institutional knowledge which is often called into play by newer board members. If you agree with my service on the board, then you should re-elect me.

Board of Director candidate profiles *(continued)*

Ed Gassman



I have owned property in the Plantation since 1984. I have been a member of numerous HOA boards around the country and have represented HOA boards as an attorney for 30 years. I was honored to be selected for the board to fill a vacancy in January.

We are in the middle of a very complicated litigation and I feel I can contribute and would like to continue as a board member. I have been super impressed with the other board members. We are all different with different backgrounds and with different points of view – which is great to have that diversity on the board. It is also great, that when we have a discussion, everyone is willing to compromise and come up with a united position.

Litigation tears associations apart. If I am representing an association as an attorney I feel I have failed if I can't help find a settlement. My goal as a board member would be to continue to hopefully find ways of resolving the litigation to all parties' satisfaction. As a board member I have a duty to represent all members regardless of whether they have beachfront homes, middle homes, bayfront homes, etc. I think Buck is doing a great job as president in these trying times and I support his goals that he identified in his position paper. Robin has always been a bright light and is an amazing asset for the board of directors and I'm certainly glad we have him on the board.

Finally as a board member I am always available for concerns of any member. One of the bright spots in being a board member is getting to meet the members of a large organization like the plantation and certainly helping them solve their problems.

Harry S. Pierce, Jr.



My wife, Terri, and I have deep roots on St. George Island. Terri and her family have vacationed here for more than 45 years, and for the past 21 years we have proudly called the Plantation our home—owning three properties during that time and now living on the beachfront at 1432 Dogwood Drive.

While Florida residents, I served on the Humane Society Board, and together we supported the Fire Department, playground construction, and Lighthouse restoration. This island has always been an important part of our lives, and we remain fully committed to its future.

Professionally, I bring decades of leadership experience. I co-founded and led companies that grew into nationally recognized businesses generating hundreds of millions in sales, following 20 years in leadership at The Home Depot, where I retired as president of the Western Division. In 2024, Governor Brian Kemp appointed me to the Georgia Board of Economic Development, where I focus on strengthening communities. Terri and I are also active in philanthropy, supporting the Special Olympics, ESP (for children with disabilities), Battlefield Ministries, and the Fellowship of Christian Athletes. I proudly served in the U.S. Air Force.

We are not part of the ongoing litigation between the HOA and owners. I believe all members—regardless of position—deserve fairness and transparency. The Board has already budgeted nearly $1 million toward litigation while neglecting essential duties such as maintenance and beach nourishment. The Board must meet its fiduciary duty to maintain amenities, protect property values, and communicate openly.

If elected, my priorities will be:

- Transparency – Clear financial reporting and honest communication.
- Financial Responsibility – Prudent management of funds and priorities.
- Community Care – Proper maintenance and thoughtful improvement of all common areas.
- Fairness & Collaboration – Respecting every member's voice and restoring unity across the Plantation

St. George PLANTATION

Presents

OWNERS' WEEKEND

2025

WEDNESDAY, OCTOBER 15

Join us for BUNCO at 6 p.m. in the Plantation Room
$10 per player | BYOB and an appetizer or dessert to share
Please register: Bunco@sgpoa.com (ladies only, please)

THURSDAY, OCTOBER 16

Join us for Bingo at 6:30-8 p.m. in the Plantation Room
Presented by the ArtSocial Committee
$1 per card | BYOB | Must be 18 years old or older

FRIDAY, OCTOBER 17

Morning Fun Run (walk or stroll)
Presented by the Recreation Committee (Recreation@sgpoa.com)
Registration 8:30 a.m., Start at 9 a.m. at Magnolia Clubhouse

Beginner Pickleball Clinic
Presented by the Recreation Committee (Pickleball@sgpoa.com)
Learn the basics of pickleball in a fun, hands-on class with Jimmy Harwood
No experience necessary. Just come ready to play!
1 to 3 p.m.

Owners' Cocktail Party
Presented by the ArtSocial Committee (ArtSocial@sgpoa.com)
Poolside at Magnolia Clubhouse, weather permitting
Heavy hors d'oeuvres and beverages
5:30 to 7:30 p.m.

SATURDAY, OCTOBER 18

Tennis Social, Magnolia Tennis Court, 9 to 11 a.m.
Presented by the Recreation Committee (Recreation@sgpoa.com)

Owners' Annual Meeting, 1 p.m.
Plantation Room

SUNDAY, OCTOBER 19

Fitness Classes in the Plantation Room:
Aerobics 10 to 10:30 a.m. | Yoga 10:45 - 11:15 a.m.
Pickleball Open Play at 9 a.m.

Fall Recipe

White Chicken Chili

Source: Tastes Better from Scratch

Ingredients:

- 1 Tbs. olive oil
- 1/2 cup chopped yellow onion
- 2 minced garlic cloves (or 1 ½ tsp. garlic powder)
- 2 1/2 cups low-sodium chicken broth
- 2-4 oz. cans diced green chilies
- 1/2 tsp. ground cumin
- 1/4 tsp. cayenne pepper
- 1/2 tsp. dried oregano
- 1/2 tsp. paprika
- 1/2 small lime (juice only)
- Salt & fresh ground black pepper to taste
- 2-15 oz. cans great northern beans
- 1 cup sour cream or plain Greek yogurt
- 1 cup corn (frozen or fresh)
- 2 heaping cups cooked chicken, shredded (rotisserie or left-over chicken)



Suggested Toppings:

- Fresh cilantro
- Shredded cheese
- Tortilla chips
- Green onions
- Avocado

Instructions:

- Heat olive oil in a large (5-6 quart) pot over medium-high heat. Add onion and sauté until softened, 3-5 minutes. Add garlic and cook for 30 seconds.
- Add chicken broth, green chilies, cumin, cayenne, paprika, oregano, lime juice and season with salt and pepper to taste.
- Drain and rinse beans in a strainer.
- Measure out a big ladleful of the beans and add to a food processor with a splash of broth from the soup. Puree until smooth (This step is optional but helps to yield the creamy and thick texture we want from this chili!).
- Add pureed beans, whole beans and corn to the soup pot. Bring the mixture to a simmer and cook, uncovered, for 15 to 30 minutes.
- Remove from heat and stir in sour cream and cooked chicken.
- Serve garnished with cilantro, shredded cheese, avocado slices and tortilla chips if desired.

Upcoming BOD Meetings

*Held at 1 p.m. (EST) the 3rd Thursday of the month unless otherwise stated.***
Location: Plantation Room

October 18
(Saturday, Owners' Meeting)

November 20

December 17

January 15

February 19

March 19

All owners are encouraged to attend in person or via Zoom.

OWNER COMMENTS

Submit an Owner Comment by using our owner form located under **Owner Tools** in the footer of our website.

**Special meetings are called from time to time. Notification will be sent out via FrontSteps.

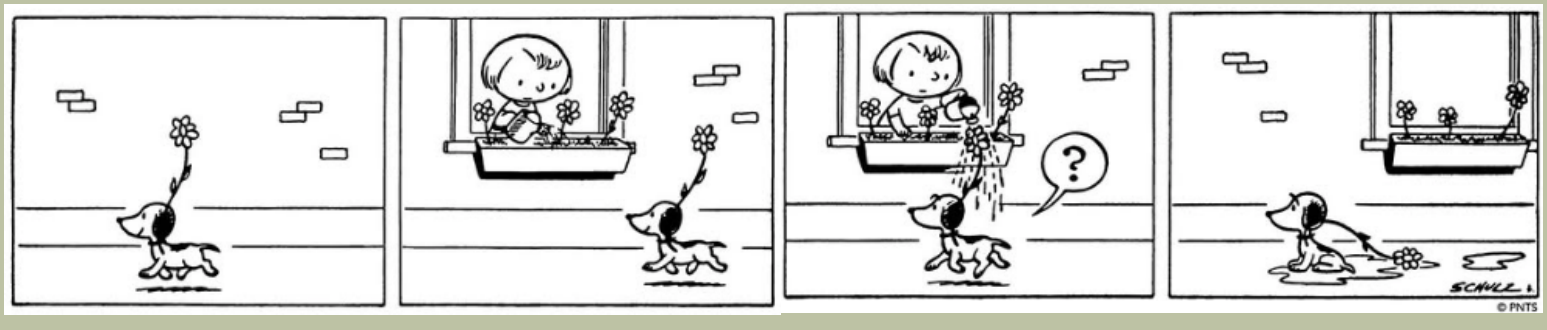
FRONTSTEPS

FUN FACT!

Charles Schulz's comic strip Peanuts debuted 75 years ago on Oct. 2, 1950.

Many of us grew up with Charlie Brown, Snoopy, Linus, Lucy and the Little Red-Haired Girl.

Here's a look at the first appearance of Snoopy.





Greetings from the Clubhouse at Magnolia

Meet our dedicated team! From seasoned professionals with 40 years of service to our newest members bringing fresh perspectives, we're proud to showcase the diverse talent that drives our success. Pictured are (from left, clockwise): **Brooke Cobb**, Administration Specialist; **Amanda James**, Architectural Review Manager; **Brenda Ash**, Contract/Finance Manager; **Michael Allen**, General Manager; **Bob Shiver**, Director of Security; **Debbie Ingram**, Director of Communications; and **Philip Square**, Facilities Manager. Together, they embody our commitment to excellence.

Instagram:
@stgeorgeplantation

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Thank you for reading!

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