

**Palm Island Estates Homeowners Association**  
**Annual Meeting**  
**January 30, 2011**  
**Firehouse**

Don Milroy called the meeting to order at 1:07 p.m.

He welcomed old and new members.

A motion was made, seconded and approved to forego the reading of the minutes from last year's Annual Meeting.

Don advised there are 11 Board members present: Don Milroy, Kim Peacock, Pat Bieneman, Suzy Kett, Kevin Mackin, Robin Madden, Pat Gordon, Cathy Crowe, Ken Conner, Jeff Minnett, Kevin Stevens

Carol Peterson and Pat Gordon Certified the Proxies and tallied the vote.

Don Milroy announced the election of the 2011 Board of Directors. Directors are as follows: Don Milroy, Kim Peacock, Pat Bieneman, Suzy Kett, Kevin Mackin, Robin Madden, Pat Gordon, Cathy Crowe, Ken Conner, Jeff Minnett, Kevin Stevens, Rose Malon, Donna Bright and Gay Carrozo.

Pat Gordon gave the Treasurer's Report which was accepted. (see attached).

Jay Julian gave the Station #10 Report. All equipment is online and operational. Buildings and equipment are paid for with nothing owed. We have \$329,000 in reserves. While we average 38 calls per year, we had 20 in 2010. The numbering signs paid for by P.I.E. for those members who have opted to have them, have helped. Average response time is 9.5 minutes with a better average for fire calls. Jay discussed the future of Station 10. The volunteers will stay on for awhile until the County determines the plan for taking over. Chief DiDio has not yet gone to the County Commissioners as he had promised to do, therefore a group of island residents is being formed to look at options we may have. Don Milroy discussed the numbers (see attached) that were discussed in the December meeting where the chief attended. Bill Peterson advised the issue is funding.

**Committee Reports:**

- P.I.E. Enviromental: (See attached report.) Kjell Plotkin gave an update on the committee. They helped a new owner get a permit for excavating tortoise burrows. He was extremely grateful and gave a \$2000 donation to WHPP. This process can save homeowners thousands of dollars. They are also coordinating a septic pump out in February (see attachment).

- Scholarship Committee: Pat Gordon reported that no scholarships were provided in 2010; there were no applications..
- Social Committee: Suzy Kett gave a brief summary of the yearly events. The Annual Golf Cart Parade on New Year's Day boasted great weather and a great crowd. The Street Dance was on 1-30-10 and this year is on 2-12-11 at Rose and Tim Malone's house. We need volunteers for set up and clean up. Requested volunteers for Easter pancake breakfast which will be held on 4-24-11, well as a place to hold the event. The Lights Out Party will be 5-1-11, the Annual Beach Clean Up (date to be determined) and Art in the Palms on 11-12-11. Suzy thanked everyone who helps with these events and is looking for some new people to join in.

Don Milroy gave the President's Report highlighting 2010 accomplishments.

--House numbering. This is free for P.I.E members and is being offered again this year.

--Construction of dune walkovers.

--Oil Spill: P.I.E. was prepared to develop a contingency plan in case of a clean up, including paying for training for volunteers.

--Invited the fire chief to a meeting to discuss Options for Station 10. There was discussion regarding how to proceed with this and while a committee needs to be formed so that residents can be involved, it needs to be independent of P.I.E.

--Invited Michael Poff of Coastal Engineering to a meeting to discuss Stump Pass dredging.

Suzy Kett discussed the Century Link Project. Century Link has provided us with \$1868.24 to help beautify the area on the corner of S Gulf and N Gulf Boulevard where their equipment is located. The process to secure this money began eight months ago. We have 100% approval to do this work. Easements exist for trucks, etc.

Don Milroy discussed the letter from Bob Pierce regarding the concern by the Resort on safety and vegetation issues. P.I.E. has responded that we will not be involved in this situation and they should contact the homeowners who have overgrown vegetation (see attached letters).

Don adjourned the meeting at 2:12 p.m.

Minutes Submitted by Robin Madden-Secretary

Attachments

# **PALM ISLAND ESTATES 2010 INCOME STATEMENT**

<b>INCOME</b>	DUES	7,085.00	
	ART IN THE PALMS	14,509.10	
	STREET PARTY	625.00	
	WHPP	10.00	
	WHPP Donation	2,000.00	
	2009 Art In The Palms	120.00	
	TOTAL		24,349.10

## **EXPENSE**

<u>ADMINISTRATIVE</u>	ANNUAL REPORT	61.25	
	ANNUAL MEETING	256.90	
	INSURANCE	1,727.09	
	PROFESSIONAL	300.00	
	REPAIRS	291.04	
	TAXES	89.00	
	WEB PAGE	149.40	
<u>PROJECTS</u>	ACCESS 6 & 12	7,780.00	
	HOUSE SIGNAGE	321.00	
	ISLAND CLEANUP	251.52	
	WHPP	1,016.67	
<u>SOCIAL</u>	ART IN THE PALMS	5,349.59	
	HALLOWEEN	133.04	
	HOLIDAY PARADE	109.70	
	STREET PARTY	1,224.71	
	TOTAL		19,060.91

<b>PROFIT/(LOSS)</b>		5,288.19
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## **ACCOUNT BALANCES**

PIE Checkbook	13,831.75
SAVINGS	35,788.73
Scholarship	12,653.24
Action Fund	14,387.36

# Charlotte County - Cost of Fire Protection & EMS Services

NOTE: Fire Protection in Charlotte County is funded through "Non-Ad Valorem Assessments". Such Assessments are NOT related to the Taxable Value of a property. They are "Fixed" Rates and on our Island they are collected into an MSBU (Municipal Services Benefits Unit).

NOTE: EMS Services are part of the Fire Department budget, but are funded through Ad Valorem "Millage Rates" applied to the Taxable Value of a property.

The Following Chart shows Assessments for Fire Protection that applied to All Years 2005 through 2010:

Described on Tax Bill as =		Barrier Island Fire Service		Charlotte County Fire Rescue Dept	
Category		Island MSBU Rate		Mainland Rate	
Residential Vacant Lot		\$ 39.00		\$ 64.20	
Residential Home		\$ 97.50		\$ 150.71	
Undeveloped Lots		\$ 2.25		\$ 1.30	
Commercial-by Sq. Ft.		\$ 0.08		\$ 0.02	
	# of Island Units	<b>Actual MSBU Rate to Island Units</b>		<b>Apply Mainland Rate to Island Units</b>	
Residential Vacant Lot	415	\$ 39.00	\$ 16,185.00	\$ 64.20	\$ 26,643.00
Residential Home	619	\$ 97.50	\$ 60,352.50	\$ 150.71	\$ 93,289.49
Undeveloped Lots	336	\$ 2.25	\$ 756.00	\$ 1.30	\$ 436.80
Commercial-by Sq. Ft.	31,482	\$ 0.08	\$ 2,518.56	\$ 0.02	\$ 598.16
<b>Total Assessment</b>		<b>\$ 79,812.06</b>		<b>\$ 120,967.45</b>	



## **P.I.E. ENVIRONMENTAL**

### **PIE Environmental Committee Report - 2010 (1/30/11)**

**PIE Environmental Committee** is the parent of our island's **Wildlife Habitat Preservation Program (WHPP)** and **Islandscapers**.

**WHPP's** mission is to increase awareness and protection of our unique and fragile barrier island environment through education, habitat and wildlife protection, inventory services before building and encouraging environmentally friendly actions and services.

**ISLANDSCAPERS** mission is to extend knowledge concerning cultivation, conservation and growing of foliage.

#### **Highlights of 2010 accomplishments:**

##### ***Gopher Tortoise (GT) Protection (Listing Designation: Threatened Species)***

- ☐ **WHPP's** GT Conservation Team members responded to homeowner-initiated calls including 7 relocations, 2 injuries, 4 mortalities, 31 burrow examinations, 24 burrow excavations, and numerous other issues including construction site concerns, lot inventory, and roping off 20 burrows for the Art-in- the-Palms site.
- ☐ The group facilitated and expedited the permitting process for property owners, Charlotte County and Fish and Wildlife Commission (FWC).
- ☐ Following 3 years of class and field training, we received a GT Agent Certification from FWC to monitor, handle, bucket trap, excavate burrows and maintain appropriate records for the state. Although the permit is technically held by one person, the entire team is qualified to perform all actions. Our Agent permit allows us to advise and perform activities associated with GT anywhere in the state. Here on the island, hiring a consultant is no longer necessary and property owners can use our volunteer services **free**.
- ☐ Using our Agent status, we lent support in an inventory of GT burrows for Cedar Point, Amberjack and Oyster Creek Parks, prior to Charlotte County's planned logging and controlled burns in those areas. The information we provided thru evaluating and inventory of over 200 GT burrows, prevented the closing of some park areas.
- ☐ *The combined total of all protection efforts yielded a phenomenal number of lives saved making for this threatened species.*

##### ***Plants/Gardens***

- ☐ Native plants continue to be saved and adopted out in response to our education efforts to highlight the value of retaining the island's natural beauty, preventing erosion and restoring biodiversity and wildlife habitat. Three families participated in the adoption/relocation program



this year. *The tally now runs close to 160 sabal palms that have been relocated, and as you are well aware this tree has done wonders in the cold temperatures.*

- ❑ **WHPP** supports and maintains the Native Restoration area at the Firehouse and the Native Garden at the Ferry Landing. **Islandscapers** maintains the Butterfly and Florida Friendly Demonstration Gardens at the Firehouse, as well as the beautification projects at the Gazebo at the Ferry landing.
- ❑ **WHPP** in conjunction with **Islandscapers**, certified numerous "Wildlife Friendly Yards" on the island. This certification means the yard meets certain defined criteria for providing valuable wildlife habitat, thereby helping to preserve the integrity of our ecosystem.
- ❑ Two members of Environmental Committee earned Florida Master Gardener certifications this year, giving us additional, professional expertise in assisting fellow islanders.
- ❑ Another member negotiated permission and funding from CenturyLink for a Planting and Painting project of the unsightly large metal electrical boxes on CenturyLink property at the intersection of North and South Gulf Blvd. Volunteers will begin next week bring the area more in line with the island's natural beauty.
- ❑ **WHPP** and **Islandscapers** continue a dedication to education, providing high caliber guest speakers. *On February 9th, we are hosting Biologist Bill Dunson, retired Professor Emeritus from Penn State who will speak on "Gardening for Wildlife". Pick up flyer on the table.*

#### Other Ongoing Projects

- ❑ 25 homeowners participated in the 2010 annual **Septic Pump Out**. This coordination between septic company and homeowners reduces the cost of bringing trucks onto the island and the septic company gives the homeowners a reduced rate for the pumping and inspection service. *Sign up for the February Pump Out.*
- ❑ We have an ongoing and changing display on the PIE Bulletin board providing educational information about all of the above.
- ❑ We continue to provide Environmental Packets to realtors, builders and new property owners, as well as conducting complimentary lot inventories before building when invited to do so.
- ❑ We continue to network with county and state environmental personnel on island conservation efforts.

#### Member Accomplishments and Acknowledgements

- ❑ **PIE Environmental** participated in a CHNEP Shoreline Survey of Kettle Harbor and Old Knight Pass/Bocilla Lagoon. This survey is part of a long term study of water quality in our area.
- ❑ After months of training, two members achieved Master Naturalist Certification, adding again to our resources and contributions on a more professional level.
- ❑ Two members participated in a study on scallop growth in the Charlotte Harbor Estuary. The joint study between, Uof F, Charlotte County, Florida Fish & Wildlife Conservation Commission/Fish & Wildlife Research Institute (FWC/FWRI) was a study in ecosystem health. Member involvement in such projects adds to our overall knowledge and expands our ability to educate others in all aspects of our environment.

And to those of you who are keeping your mangroves just a little bit taller and a little bit fuller, we can assure you the birds and other wildlife are especially appreciative of the habitat cover it provides during the extreme cold spells. You've likely saved more wildlife than you realize.

*PIE Environmental will continue to work in these important areas. We thank our volunteers and welcome others to join us to preserve our fragile paradise...give us a call.*

*Respectfully submitted January 30, 2011.*

1/26/11



**P.I.E. ENVIRONMENTAL**

# **SEPTIC TANK PUMPING!**

**P.I.E. ENVIRONMENTAL and SOS SEPTIC  
have teamed together, once again, to coordinate  
septic tank pump outs.**

As you may know, **P.I.E. ENVIRONMENTAL** has coordinated efforts with **S.O.S Septic** to save you money when you pump out your septic tank. S.O.S. will batch 4 houses together for a special price (\$300) **plus a 4-way split of the barge fee (\$131.25)** --you save hundreds of dollars on the barge fee alone.

**There's a group in the making now  
for our Annual February pump out.**

Call Lauren at SOS Septic (473.1767) to get a "batch" appointment.

Or call PIE Environmental Team...

Jim at 697.5848 or Kjell at 697.5252 if you have any questions.

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## **FYI**

***Good septic maintenance will prevent problems down the road.***

***A crack in the tank can be environmentally disastrous!***

***Your pump out includes an inspection.***

These are recommendations from Dept of Health and SOS Septic:

- ☒ **Pump tank every 3-5 years (annually if your house is a rental)**
- ☒ **Do not use Rid-X or other chemicals in your sinks or toilets**
- ☒ **Avoid using/or minimal use of bleach in laundry or sinks**



PALM ISLAND CIVIC ASSOCIATION, AT



YOUR ISLAND



YOUR TIME



YOUR MEMORIES

November 30, 2010

Mr. Donald Milroy  
President, Palm Island Estates  
Placida, FL 33946

Dear Mr. Milroy,

On November 18, 2010 our Civic Association had their fall meeting. The subject of vegetation and other obstacles creating a very serious safety problem along the paved road between the Resort and the Ferry Landing was discussed again. As you know, this concern was formally brought to your attention and to the attention of Palm Island Estates members in the fall of 2009. At that time, the county could have surveyed the road at an unbudgeted charge of \$7,300.00 to the Don Pedro/Knight Island MSTU. The road right of way would then have been cleared approximately twenty feet on each side of the pavement at an additional expense to the MSTU.

This would alleviate the safety concerns but would create probably more clearance of obstructions than necessary. The County would agree to not impose the mandatory removal of these safety obstructions on their property all the way to the right of way line if the residents could agree, in writing, to a lesser amount of footage to be cleared, such as possibly five feet.

To date, at least to our knowledge, nothing has been done and a year has elapsed. The good news is that no one has been killed or seriously injured due to this serious safety issue but, a new season is upon us and the road will again be over crowded with joggers, walkers, bicycles, golf carts as well as large trucks.

Please let our Civic Association know of your intentions in the near future.

Thank you for your attention to this matter.

Sincerely,

Palm Island Civic Association

Robert L. Pierce  
Executive Director

ISLAND HARBOR RESORT MANAGEMENT, INC.

THE OFFICE OF ASSOCIATION MANAGEMENT

7092 PLACIDA ROAD

CAPE HAZE, FLORIDA 33946

941.697.4800 ADMINISTRATION 941.697.0696 FACSIMILE



**Palm Island Estates Association, Inc.  
P.O. Box 5244  
Grove City, FL 35224-5244**

December 15, 2010

Mr. Robert Pierce  
Executive Director  
Palm Island Civic Association  
7092 Placida Rd.  
Cape Haze, FL 33946

Dear Mr. Pierce:

I received your letter dated November 30, 2010 regarding the Palm Island Civic Association's safety concerns on N. Gulf Blvd.

Last year when you raised the issue I personally observed and documented (see the enclosed photos) the section of N. Gulf Blvd that you pointed out as being unsafe.

There are a total of 59 lots that border the East or West sides of N. Gulf Blvd. Of those 59 lots, 26 have homes built on them and 33 are vacant. It is my personal opinion that only 13 of those 59 lots contain vegetation or other obstructions (fences, etc.) that could present a safety problem for pedestrians.

I presented your letter and these findings to the P.I.E. Board of Directors who voted unanimously to not engage P.I.E. in an issue, which the Board feels is between the Resort Civic Association and the individual owners of those 13 lots. Further, the Board does not want P.I.E. in any way to mediate a "settlement" regarding the amount of footage to be cleared. And finally, the Board is not in favor of using MSBU funds to survey the entire length of N. Gulf Blvd.

Many of the P.I.E. Board members feel that if your Civic Association personally contacts the owners of lots with a potential safety issue, that when faced with the alternative of mass clearing of the right of way in front of their property, they will cooperate with your efforts.

Sincerely,  
Palm Island Estates Association, Inc.

Donald W. Milroy  
President