

UPPER CAPTIVA CIVIC ASSOCIATION  
GENERAL MEMBERSHIP MEETING JAN. 24<sup>TH</sup>, 2021

- I. Call to Order  
Jackie Byrnes (Pres.) called-to-order 11:30am
  
- II. Roll Call  
Attending in person: Jackie Byrnes (Pres.), Richard Gross (VP), Helen Justice (Treas.), David Bolme (Commo. Sec.), Rick Noland (Rec. Sec.), Swin Swinford (BOD), Bill Fry (BOD), Sue Ann Cousar (BOD), Eric & Kristi, Riggle, Russ & Diane Shallcross, Kerry & Alice Williams, Michael Filipczak, L.A. Brickner, Teresa Bolme, Lisa Walker, Matias Barbero (Boats 'n Fun), Chris & Valerie Horstman, Nicole Rossi  
Attending remotely: Erin LaVallie (BOD), Lacey Farley, Anne-Caroline Brown Taylor, Anne Lindner, Linda Hansen, Bob & Sue Hipkens, Emily Holt, Melissa Heberle, Shelly Smyth, Tema Goetzl, Lucy Honnold and several more identified by = 16302091704, Laura, 14797904844 and Galaxy S8
  
- III. Approve Agenda  
Approved unanimously without motion or second
  
- IV. Approve Minutes from Previous General Membership Meeting  
Bill Fry moved to approve, David Bolme seconded and approval was unanimous  
Minutes are posted on the UCCA website
  
- V. Election Results – Sue Ann
  - David Bolme, Bill Fry & Swin Swinford have been elected to 3-year terms. JoAnn Beiermeister and Bryan Brillhart are stepping down and we thank them for their service
  - We voted to keep the Island Access Fund sequestered. This fund was set up when it was thought we'd need to purchase/build a dock in case commercial water taxi services weren't available. We continue to hold it separate and pay tax out of the General Fund
  
- VI. Board Officer Election – Jackie  
Results noted in II. Roll Call, above
  
- VII. Communication/Website Update – David Bolme
  - The UCCA website will become our primary means of communication with the island. This is particularly crucial during a time of Covid 19. Please submit queries to David, and if we feel of broad interest the answer will be posted in Frequently Asked Questions (FAQ)
  - Notification of key matters will also be via e-mail. For example, we are now offering an electronic option for the UCCA Newsletter. You must "opt in" if you wish to receive electronically; if you prefer the printed version you need do nothing and will continue to receive same
  - The Member Only portion of the website will feature the Newsletter, Directory and other offerings
  - We strongly encourage membership renewals and new memberships via the website or e-mail to [David.Bolme@UppperCaptiveCivicAssociation.org](mailto:David.Bolme@UppperCaptiveCivicAssociation.org). To-date we have received only 99 households renewing for this year; another 66 households who

were members last year have not yet renewed. If we are to succeed in addressing pressing concerns of our island, we simply must have more members. Please reach out to neighbors and friends on & off-island with the message that joining UCCA is their best way to share their views and add their voices to ours on issues that matter

VIII. Treasurer's Report – Helen

- 4<sup>th</sup> Q, 2020 Income \$450, Expenses \$327 and \$123 Net Income. \$25,992 Ending Balance. This is the typical working capital amount in the General Fund
- Annual 2020 Net Income \$1,832 and Ending Balance above
- Island Access Fund \$101,311, for 2020 Total Bank Balance/Assets \$127,302
- There is an additional \$5,404 in a money market account originally set aside for the Upper Captiva Community Center. We are exploring the status of this account
- Helen presented an initial 2021 Budget. Income is expected t/b \$6,000+, depending on memberships. We should have at a minimum 130 – 140 households, basis prior years. Expenses s/b \$4,900, including admin., insurance, info. mailings to islanders and the Newsletter. Net Income of \$1,100 is in line with '20 & previous years. This Budget will be amended as needed by the Board of Directors

All financial reports are posted on the UCCA website, including those of prior years

Bill Fry moved to approve the 2021 budget, Richard Gross seconded. Approval was unanimous

IX. Board Initiatives

- Brazilian pepper – Rick & Bill  
Jan. 1 this year was the deadline for eradication of Brazilian pepper plant from the island. Lee County appreciates this is a difficult task, and one which hasn't rec'd much attention since the Ordinance was promulgated in '14, so Code Enforcement has decided not to issue citations or levy fines at this time. The County is focused instead on education. We are in continual contact to further our objective of becoming partners in resolving this issue in compliance with statutes and with regard to practicality. UCCA has sent to owners of vacant lots the information we possess at this time; our website is updated as we learn more. Our goal is to 1) develop with the County flexible plans for removal & disposal and 2) set a reasonable date for completion.

Brazilian pepper is the first item on our agenda with Lee County, but not the last. Dark Skies was put into statute the same time as Brazilian pepper, and the County desires to deal with this after Brazilian pepper is resolved.

- Golf carts – Bill  
This is possibly the #1 issue for the island, both for full-time residents and those who rent their houses. It is important to understand that we will be relying on owner consensus/voluntary enforcement of whatever we decide to recommend. There are two general sources of irritation: gas powered vehicles; misuse of electric carts.

While the County does have Ordinance 14-13, Policy 25.2.3 banning internal combustion vehicles from pathways, it is handled by neither Code Enforcement, nor the Sheriff, which means as a practical matter it is not enforceable. Safety Harbor Club covenants limit access to their land, including Harbor Bend, and the Club does work with construction companies to permit reasonable access.

There is neither law nor effective enforcement by the County with respect to electric golf carts (or, for that matter, any electric vehicles). The state doesn't require licensed drivers and misuse of carts happens. The Sheriff's dept. isn't here 24/7, and we probably don't want them to be; a County Ordinance is felt to be unlikely. Various suggestions were made to manage/mediate this problem, including renting carts separate from houses, limiting carts to rentals from Boats 'n Fun & NCIC, chipping carts made post-2005 to govern speed, IDing carts, publishing a list of problem renters. It is advised if renting to obtain a strong indemnity insurance policy.

Bill is gathering information from various sources including renting companies, the Sheriff's Dept. and input from islanders with suggestions in order to build a "best practices" database with respect to golf carts. There will be polls on Facebook to elicit initial reaction. It is his intent to develop a "straw man" rental agreement and perhaps Rules of the Road for discussion by this summer.

- Island Access Evaluation – Swin & David  
We are investigating the financials and practicability of actually obtaining a dock. Its not so much that we feel we need one, as that its good practice to have the facts in front of us the next time we come to a decision point on using this fund. This includes zoning, insurance, maintenance, purchase of private lot (as no commercial lots are for sale) and annual lease or easement
- Safe Harbor – Swin  
Safe Harbor Marinas, a REIT which owns Island Girl and numerous marinas throughout the US, wants to develop Ancient Beach on Point House Trail into "tree house" lodging. A meeting was held by Safe Harbor on-island last month, following which an informal Facebook survey by Swin yielded that most of us need more information to determine our attitude, though a substantial number of responders are anti-development. Concerns center around dock space, traffic in the harbor and on-island, waste disposal and total environmental impact. These are exacerbated by the refusal of representatives of Safe Harbor to guarantee maximum length of stay or minimum number of guests or to indicate any benefits to island owners. A video of the plan is available on the SHM website <https://shmarinas.com/tree-houses>

Before we respond to Safe Harbor or reach out to the County with our reaction, Swin will do a survey to the entire island, likely on Facebook but announced via e-mail, to obtain thoughts on next steps . As a side note it was troubling that in the referenced meeting when Safe Harbor asked if there were a single point-of-contact for the island, the answer was, "No". We need to present ourselves as a unified group if we're to have maximum impact with Lee County, potential development or anyone else

- Conservation – Swin  
Development is proceeding apace on North Captiva, obvious from a look around. Is it too much? Are we a resort or a retreat? How can we preserve the special character of this unique place? These questions concern conservation, and by extension the Sanibel Captiva Conservation Foundation. We are part of their area of interest, and SCCF has experience in balancing development with conservation. Beginning this year SCCF will devote 50% of one person's time to our island. Swin has already established a relationship with SCCF's Executive Director, and we hope to leverage their expertise in various matters, such as Brazilian pepper and conservation easements. There are tax benefits to obtaining easements – either as

an organization or by private purchase – as well as aesthetic advantages. This will be an ongoing initiative

- Island Cleanup – Jackie  
Following discussion it was decided to hold Island Cleanup Saturday, February 13<sup>th</sup> this year, as has been the custom. Given Covid there will be an online, “virtual” assignment process, spread-out pickup of bags @ the fire house and drop off at Dan Davenport’s barge lot with mask required for both. Rich and Jackie will handle the assignments. There will not be the usual “Beans & Rice” at Mainstay for the same reason. It is possible we’ll add a Coastal Cleanup Day in the Fall, likely September

X. Other Business

Water – Sue Ann

People who rent from us are bringing a lot of water in plastic bottles. Lee County will not recycle these (there’s no market) and they simply take up space in landfills; they are not biodegradable. We suggest that renters are informed that with R/O filters our water is safe and pleasant to drink and that bringing one (1) bottle of their favorite water which may be refilled at the tap is an environmentally friendly idea. If you don’t have an R/O filter, contact Clark Evano, [clarkevano@gmail.com](mailto:clarkevano@gmail.com), 941.740.4967. He will install a system... and provide filters for free. An idea to look into producing water bottles with the UCCA logo was well-received. This will go into the “parking lot” until such time as a Board member – or volunteer from our membership – has bandwidth to take it on as a project

Membership – Rick

UCCA presently includes a minority of island homeowners. We can cooperate with other island entities – NCIC, SHC, Mainstay, builders and realtors – to coordinate a unified response to key issues. At some point, however, it may become painfully apparent to outside interests that UCCA does not encompass the majority of islanders. The BOD is committed to working to give the island a voice on critical matters. We will give our time and energy to preserving the character of this wonderful place. We cannot succeed alone. All members can help, by volunteering to serve with Directors on initiatives and encouraging new memberships. The best advertisement is word of mouth, and we ask – if you approve of our new direction – that members devote some of their time and effort to spreading the word

XI. Adjourn

Moved by Rick Noland, seconded by Bill Fry. Approved unanimously