

**Minutes of UCCA Board Meeting  
Upper Captiva Fire Station, October 9, 2021, 10:00am**

**Directors present:** Pres. Jackie Byrnes (via Zoom), Vice President Richard Gross, Communications Secretary David Bolme, Treasurer Helen Justice, Recording Secretary Swin Swinford (via Zoom), JoAnn Beiermeister, Sue Ann Cousar; Bill Fry, and Erin LaVallie (via Zoom). Members attending at the Station were Tom Capello, Rebecca ?, Kerry Williams, and AJ LaVallie. Melissa Heberle, Laura Hartle, Marlene Fox and a few others attended via Zoom. Zoom recording has no history of who all joined – only displays those who speak.

**Recording Secretary:** Jackie Byrnes announced that Swin Swinford was the new Recording Secretary.

**Election Nominating Committee:** Jackie Byrnes appointed a nominating committee for the December Board Election of Bill Fry, Erin LaVallie and Sue Ann Cousar.

**Board Election Process:** Bill Fry, as Chair of the Nominating Committee announced the approved dates for submission of nominees/candidates was today through 30 November, with an email to the UCCA Subscriber list planned for this weekend. Sue Ann Cousar is not planning on running for reelection to her current seat while Jackie Byrnes and Rich Gross will. The election period using ElectionBuddy.com for secure web-based voting by members is scheduled for 6-19 December 2021, with results announced shortly afterwards.

**Financial Report** by Treasurer Helen Justice:

- Beginning Balance General Fund	\$ 14,455.70
- Plus 3 <sup>rd</sup> Quarter Membership Dues	\$ 387.26
- Minus Printing of Newsletter	\$ 318.69
- Ending Balance General Fund	\$ 14,524.27
- Net Income	\$ 68.57
- Beginning Balance Island Access	\$101,315.64
- Plus Interest Earned	\$ 2.55
- Ending Balance Island Access	\$101,318.19
- Beginning Balance Community Fund	\$ 5,404.82
- Plus Interest Earned	\$ .14
- Ending Balance Community Fund	\$ 5,404.96
- Total Bank Accounts/Assets	\$121,447.42

**Tiki Hut/Welcome Center:** Rich Gross proposed a Tiki Hut/Welcome Center behind Mainstay/Barnacles funded from Island Access Fund with surveillance cameras with a ballpark cost of \$20,000 (might be higher since that was the price for a smaller Tiki than he was suggested). Tom Capello, Mainstay owner, stated that he had other plans for that parcel, including a Butler building. He recommended if the UCCA wanted to proceed, a better/lower cost solution would be a tarp-covered gazebo that would be temporary and could be removed once his construction plans were approved and construction starts. Rich Gross and Swin Swinford have the lead; discussion tabled until next Board meeting. Kerry Williams reminded that Island Access Fund was approved for island dockage for community access and that he asked that no spending of UCCA funds be considered until after the proposed NCIC sale.

**Island Beautification:** Swin Swinford concerns 4430 Point House Trail, next to Mainstay where Island Girl lands has been pretty much a junkyard for about a year. There is a Code Enforcement/Lien on that property for illegal storage and dumping to broken down golf carts, appliances, trash, etc. Spoke with owner and clean-up is a work in progress. We need to work as a community to hold our owners and island vendors responsible for quickly disposing of trash. There are also problems with illegal dumping by owners and vendors on vacant lots throughout the island. The process to resolve the issues is a total 180-day process with about 90-days remaining in the process, including \$75/day in fines. If not corrected by the owner, the County can hire a vendor to clean it up.

**Exterior Lighting/Dark Skies:** Melissa Heberle presented about her infographic on exterior lighting and the current Lee County Development Code on limiting light trespass to neighbor properties. She already has a list of owners that have asked her to help them evaluate their properties and exterior lighting. Helen Justice asked to meet with Melissa about beach owners that are violating State Law limiting lighting that impacts turtle.

**By-Laws Update:** Bill Fry stated that we had 2 successful meeting of the first two of three proposed topic groups in July and August. Third Special BoD was rescheduled to 20 November from 12PM-3PM to discuss the two previously agreed to proposed groups and discuss at that meeting whether we would propose changes to the membership during the December election. As a reminder, if the language is proposed to the members for vote, it takes a 2/3s vote of the voting membership to make any change.

**Safe Harbor Update:** Swin Swinford completed two Town Hall meetings, both via Zoom. Goal was to educate the community on the process for the proposed zoning variance or change. On June 4<sup>th</sup>, County gave Safe Harbor Marinas (SHM) a 2<sup>nd</sup> Insufficiency Letter and SHM hasn't responded yet. Once SHM does respond, the County has 30 days to complete their review and Swin Swinford checks the County portal every few days to keep track of current status, as well as planning a 3<sup>rd</sup> Town Hall meeting to get more community members informed that hadn't connected during the last two meetings. Planning to follow up with an Islander survey to determine what the consensus views of Islanders are. Then goal is to have a 4<sup>th</sup> Town Hall with SHM running the meeting for them to respond directly to Islanders.

**Centennial Update:** David Bolme updated the membership on a new website and planned events with T-shirt sales, weekly family movie nights, weekly island bazaars, fun run, etc. Board approved weekly email notifications to the UCCA Subscriber List and creating/posting a link from the UCCA website to the Centennial website.

**Board Election Process:** David Bolme will use ElectionBuddy.com to run the election, just as last year that answers when the messages about the election will go out to the membership, how long the nominating process will be, how long the election will be open for voting, etc.

**Website Updates:** Summary of all stats are posted on the general membership webpage. Added links to Mosquito Treatment on-island, LCEC on-line reporting link and status, link to LCEC outage map, and weather & local radar map link. Members need to review and update their member profile on the Members page and, if members don't have a login (or can't remember it), members can click a link to get email response to [info@uppercaptivacivicasassociation.org](mailto:info@uppercaptivacivicasassociation.org). Town Halls (some with topic indexes that take you directly to the topic on the video) and Membership meetings are also posted on the website as well as a YouTube video channel. For example Safe Harbor Town Hall #1, in addition to those that watched it live, had 81 views and 27.4 hours of watch time. Safe Harbor Town Hall #2 had 61 views and 24.9 hours of watch time. Membership renewal process will start soon since current memberships expire on 31 December 2021, both manually by check or online via PayPal/Credit Card.

There are 153 member households, up from 146 households since July. There are 88 records with the new data element house name" updated, compared to 24 in July. 30 first time member households in 2021 and there are 40 former 2020 members that are no longer current members. Swin Swinford reported over 180 properties have changed hands in the last 18 months. 107 members of the 153 current members have actually accessed their online profiles in 2021. We have 527 email accounts subscribed to the UCCA email subscriber list. As a reminder, if you aren't seeing those automated emails, you need to routinely check your spam/junk folders, both online and in your email client app. AJ LaVallie thanked David Bolme for the work that he does on the website and it is phenomenal.

**Future Meeting Dates:** David Bolme when through the board approved dates for future meetings:

- Next By-Laws Special Board of Directors Meeting: November 20<sup>th</sup> 2021 from Noon – 3PM
- Next Board Meeting: January 4<sup>th</sup> 2022 at Noon
- Next General Membership Meeting: January 8<sup>th</sup> 2022 at 10AM at the Fire Station

### **Other Business:**

- Swin Swinford asked AJ LaVallie if there was any update on Fire or Road Updates. He reminded members that he updates the Commissioners each month that is in the UCFRD minutes and opened it up to questions. Sue Ann Cousar asked about people with irrigation systems that freely flow into the streets and can anything be done. AJ LaVallie has approached landscapers but with poor results since excess water flows damage our roads. If owners would create swales on their properties to allow water to flow off compacted road surfaces, roads would hold up better.
- Kerry Williams commented about iguanas and information from Fish & Wildlife Service that they are non-natives that can be handled by any property owner to kill and dispose of them without permit. Swin Swinford said that they can also be trapped and killed in any safe manner. Helen Justice mentioned that the Department of Agriculture came out to trap raccoons and coyotes to reduce/eliminate predation of sea turtle nests at no cost to Islanders (under a grant).

Meeting adjourned.

Minutes submitted by Swin Swinford