

Minutes of Alva Inc. March 12, 2007 Meeting
Alva Community Center - 7:15 PM

Interim President, Ruby Daniels called the meeting to order. The Pledge of Allegiance was recited. The secretary's summary of the Feb. 12 meeting with Bonita Bay and the treasurer's report of a balance of \$4, 093.87 were accepted. Expenditures included the community mailing, newsletter printing, annual website fee, and 6 mos. Community Center rent. Income was from membership dues.

A. President's Report:

1. Bonita Bay Update: Bonita Bay had invited a group of 15 Alva residents to a luncheon meeting March 12, including John & Jensene Payne who reported on the meeting to Ruby. Bonita Bay was represented by Susan Watts, an area V.P. and Paul Pass, town manager. Bonita Bay does not have detailed plans for the North River Village, but a general overlay with these possibilities: horse fencing for the perimeter; leaving native vegetation and working around it, public access at the eastern end and also for canoes on Owl Creek; outlets at the northeast corner and one midway to Rt. 31; architectural styles of bungalow, craftsman, and traditional.

Ruby and Jim Mathisen have been invited to a March 16 breakfast meeting with Bonita Bay

Some concerns Alva Inc. will stress in communications with Bonita Bay are: traffic and density (holding them to 1 unit per acre - greater density will unfavorably impact the natural and human ecology of the area); no berms; responsible building along the River; building all houses and commercial units to green building standards; native landscaping and a more innovative approach to create a development that enhances the rural character of the area.

2. Scenic Hwy designation for Rt. 78. Ruby and Mitch Hutchcraft of Bonita Bay met with Susan King, District Coordinator for Scenic Hwy. Her recommendation was not to go for the designation. It's a complex, 2 yr. process usually done to promote economic development which we don't want. The designation does not prevent 4-laning and in her opinion will not project the rural character of Rt. 78 which is what we want to protect. Instead she recommended a "historic" designation which will require defining what we mean by "country/rural" and specifics of what we want preserved. Mitch Hutchcraft offered technical assistance from Bonita Bay to write the needed overlay.

There was a discussion among those present whether or not to accept Bonita Bay's offer of technical assistance. There was a consensus of those present was that Alva Inc. should accept but remain vigilant about Bonita Bay development plans.

3. Membership - At the end of January, Alva Inc. sent out letters to 1600 Alva residents informing them of the Feb. 12 meeting with Bonita Bay and asking for membership and participation in Alva Inc.'s efforts to preserve the rural ambience of Alva. As of now there are about 60 member households. The letters generated a good attendance at the Feb. meeting and a few new memberships.

4. Election of Officers and Board Members - Ruby is acting as interim president and Jim Mathisen as vice president after the January resignations of president Norman Walker, Jr. to have more time with family and vice president George Bercik. Ruby is also treasurer and has been processing membership forms as well. A nominating committee is needed to present a roster of officer candidates at the April meeting. Officers will be elected at the May meeting and installed in June. Additional board members are also needed. The board can have 7- 21 members. The commitment for officers and board members is to serve for a year.

Connie Dennis and JB Gerald volunteered to serve as nominating committee. Several people present volunteered to serve on the Board: Connie Dennis, Ellen Erickson, JB Gerald, Heidi Gurbarg, William Redfern, and Nancy Smith. Lynn Fensterer made a motion to accept them as board members. Marge Mathisen seconded and the motion carried unanimously.

5. Board meeting - There will be a board meeting, March 28, 7 PM at the House of Prayer. Ruby was contacted by, Lake Raider, an attorney/planner representing 3 developers who will present their plans to Alva Inc. Board at this meeting.

6. Future Speakers for Alva Inc. Meetings - Ruby is hoping to get Roger Alejo, Ag. Specialist at the April meeting to address the issue of ag assessments as they are affecting Alva residents and Sid Kitson, developer of the future Babcock City, to speak at a later meeting.

7. Sunshine/Luckett Rd. extensions - the community input meetings on these extensions have been well attended. There is a need to get comments in to the County Depart. of Transportation, recommending the “no Build” option since all proposed routes would disturb existing rural residential communities with high speed roads. The extensions are to alleviate Lehigh traffic on Lee Blvd. into Ft. Myers. A better plan would be to take the traffic south to State Rt. 82 and improve that road. Addressed copies of the comment form were available. It was recommended to copy and send comment sheets to each of the 5 County Commissioners as well as to County DOT.

8. Alva Community Plan - Ruby received a call from Lee County Chief Planner, Jim Mudd, for a CD copy of the Plan so editing could be done. Such editing is standard procedure she was told. Alva Inc. will receive a copy of the edited version. It is hoped that the edited Plan will be turned over to the planning staff by 3/16 and to the Lee Planning Agency 3/26 or later. There will be public hearing in April or May and Alva Inc. will be informed of any hearing dates by email. All plans will go before the Board of Commissioners in June.

B. Vice President's Report

1. Jim Mattisen is also involved with the Ogla Community organization which is facing similar development pressures as Alva. He reported how the small Olga community successfully stopped commercial development at the Olga Mall by many residents turning out at county hearings. On another issue there is concern about pollution from the Owl Creek Marina, the last boat repair place in East Lee County.

2. Jim also mentioned a way to keep informed as well as have input on the county level is by serving on committees established by the Commissioners. He is on a water committee and urged

others to also volunteer for committees. Many have vacancies. The committees are listed on the Lee County Government website under Elected Officials/County Commissioners.

C. **Other Announcements** - Patty Walker announced March 31 is the Spring Fling at the Alva School. Alva Inc. can have a booth. Marge Mathisen will have a booth selling candles and the Walkers will be there cooking barbecue. Patty is also working on the next newsletter. William Redfern agreed to write an article about the North River Village development for that issue.

Meeting adjourned.

Attendees: William Redfern, Mark and Doris Brown, Heidi Gurbarg, John and Jamie Armstrong, Nancy Smith, Dan Morrissey, Connie Dennis, JB Gerald, Ellen Erickson, Emily Smith, Marge Mathisen, Lynn Fensterer, Patty Walker, Ruby Daniels, Jim Mathisen, Colette Corwin