



Alva Inc. is dedicated to preserving the tranquility  
and beauty of Alva  
P O. Box 2022, Alva FL 33920

### Minutes of Alva Inc. September 10, 2007

1. The Pledge of Allegiance was recited by those present, following the Call to Order by President Ruby Daniels. In attendance were 20 people.
2. **Guest Speaker:** Larry Gutridge from the Lee County Sheriff's office.. Mr. Gutridge gave a very informative talk on crime prevention, personal security and how to protect from ID theft and contractor fraud.
3. **Legislative Update:** Provided by Mr. Luke Kosar of Senator Dave Aronberg's office. In addition to information on auto insurance changes, Mr. Kosar provided significant information on the proposed property tax amendment voters will decide on January 29<sup>th</sup> 2008. He emphasized **the amendment will eliminate the current three percent cap on homesteaded property.** Existing homesteads will have the option of remaining under the Save Our Homes assessment limitation and the current homestead exemption or switching to the new homestead exemption. Under the new homestead exemption, property will be taxed as follows. First \$200,000 of assessed value: 75% will be exempt. Next \$300,000 of assessed value: 15% will be exempt. As an example, a homestead assessed at \$500,000 would have an exemption of \$195,000. More information and tax calculations are available at [www.leepa.org](http://www.leepa.org).
4. **Secretary's Report:** The Secretary's summary of the August 13 meeting was presented and accepted. Alva Inc. now has a lending library containing documents relative to development proposals, plans and issues. Contents will continue to be added, but currently contains information on the Alva Community Plan, North River Village, Kreinbrink property, Argo Ranch, Spanish Creek and West Hendry Area Study. Contact Jim Green to sign out a document.
5. **Treasurer's Report:** The report stated a previous balance of \$4,470.57 with additions of \$150.00, and expenditures of \$563.99 resulting in a current balance of \$4,056.58. Report was accepted.
6. **President's Report:**
  - A. Amazing Grace: Keith Dean quickly took the floor and expressed his appreciation to Alva Inc. for taking the lead and supporting the Persimmon Ridge residents in successfully opposing the density increase request. Mr. Dean continued by detailing the exquisite organizing for the Commissioner's meeting accomplished by President Daniels and commending those who spoke, all with passion. He said the standard has now been set for future development issues.

- B. Moby Dick/Tom's Restaurant: There is a zoning request pending to change from AG2 to commercial. Alva Inc. has stated no objection with the owner agreeing to preserve the large oak tree.
  - C. Bonita Bay Meeting: At Bonita Bay's request, President Daniels met with Susan Watts, Senior Vice President, and Planner Dan Delesi to discuss options to protect and preserve the rural and scenic character of North River Road. An overlay to the Lee County Code was recommended, and Bonita Bay has offered to assist in its development. The next step will be a meeting with the attendees, the Alva Inc. Board, and the Planning Committee.
  - D. Broadlands: The second revision to the Development Order has been submitted to Lee County, with, in President Daniels' opinion, no improvement to the plan. Ninety two acres of lakes are part of the 400 acre planned development.
  - E. Alva Inc Newsletter: Will be changing to electronic form, with printed newsletters as required. To be on electronic distribution, send your email address to Alva Inc., P. O. Box 22, Alva FL 33920, ATTN Electronic Newsletter.
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- 7. **Vice President's Report**: Please remember to show your flag on Tuesday, September 11. We need more faces at our Zoning Officer and BOCC hearings.
  - 8. **Standards for Development**: The Standards are in "final" draft form. There is a public Workshop Meeting Saturday September 15, 9am-noon at the Alva Community Center. After community input, the standards will then be finalized and submitted to Lee County.
  - 9. **Proposed Green Learning Center**: (20150 N. River Road) – Stan Corwin presented a petition for signature to encourage procurement by Lee County.
  - 10. **Board Membership**: President Daniels proposed the following revised slate of Board Members in addition to current officers: Rob Andrys, Colette Corwin, Stan Corwin, Connie Dennis, Andy Erickson, Ellen Erickson, Lynn Fensterer, BL Gerald, Heidi Gurbarg, William Redfern, and Nancy Smith. Motion was made and carried.
  - 11. **Member Concerns**: Ellen Erickson noted Sun Trust Bank will make a \$100 donation to Alva Inc. if an individual so specifies when opening an account and meets other conditions.
  - 12. **Meeting adjourned**.