



April 2008 Leaseholders and Residents Association Newsletter

Hello Neighbors,

Our NBLRA President, Wayne Sweeney, is temporarily unavailable due to urgent family matters, so please join me in wishing his family well. I'll fill in the best I can until Wayne's resumption of duties.

At our March 15 meeting Nancy Agee jumped in as fill in for Wayne. Nancy smoothly and confidently covered my inexperience. Thanks, Nancy!

Let's start with big good news, Jim Taylor had advised that the Beach Beautification Committee had now received \$45,000 in grants from the Tourist Development Council. Phase I, which consisted of updating the sign and landscaping the entrance from Highway 98, is, of course, complete and had received unanimous praise. Phase II projects will be going out for bids, and will begin shortly. Phase II of Beach Beautification also includes signage at the entrance from HWY 98 and the west end adjoining the National Seashore as well as various benches and palm tree islands all along Gulf Blvd. Jim

Taylor, John Lewis and the entire BBC cannot be thanked enough for their accomplishments.

Our Navarre Beach Clean-Up project starts 8 AM, Saturday, April 19. We'll meet at the public parking area by Cocodries. This time we'll concentrate on the "west end" of the beach. Santa Rosa County has agreed to pick up what heavy debris we can haul to the street. Please join us in what will likely be the removal of the last unpleasant remnants of Ivan and Dennis.

Our regular NBLRA meeting will start 11 AM (one hour later) at the Fire Station. I look forward to seeing everyone there, and truly appreciate your cooperation.

Sincerely,
Lou Paravate, VP



Vice President Louis Paravate called the meeting to order at 10:00

John Lewis led the Pledge of Allegiance.

Nanci Agee read the minutes from the February meeting. A motion was made to accept the minutes. The motion was seconded and accepted.

Nanci Agee gave the Treasurer's report. She read the corrected report for February. A motion was made to accept, was seconded and accepted. The previous checking balance was \$7558.30. The NBLRA received \$710 from dues, \$60 in ads, and a 75.56 reimbursement. Expenses were \$2130.62. The current balance in checking is \$6348.24. The balance in Certificates of Deposits is \$10821.01. Total Assets are \$17,169.25. A motion was made to accept the Treasurer's report as given. The motion was seconded and accepted.

Judy Lewis gave the Treasurer's report for the Beach Beautification Committee. The Money Market Account is \$7,201.14. The Checking Account Balance is \$6,769.19. Total assets are \$13,970.33.

Jim Taylor & Gary Agee went to the Commissioner's meeting in Milton for approval of the \$44,900 that the Tourist Development Committee will be giving the BBC for the next phase of the project. It appears the money will be granted for several islands and benches along Gulf Blvd., and signs at the entrance to the National Seashore welcoming visitors and thanking them for

visiting, and a sign at the front entrance thanking visitors for coming to Navarre.

Dave Boggis had e-mailed Gordon Goodin regarding the possibility of beach residents getting fee simple title. He stated that Congressman Miller's folks were updating draft language to review, but Congress was likely to adjourn in September due to the election. The bill may be introduced to the new Congress in January and if that happened it would give a 2 year window to get the bill passed. The NBLRA plan to have Gordon come to a meeting to discuss this in depth.

There was a discussion to contact the Audobon Society to discuss an effort to fence off the bird area to protect the babies from getting killed by the traffic along the causeway. John Richardson and John Conner will be coordinating this effort.

This year a main focus will be increasing membership. Linda Coley is in the process of identifying individuals in each of the beach condominiums to be in charge of increasing membership in their complex. Also please ask your friends & neighbors on the beach if they are members. It is amazing how many people here have never even heard of us. Let's get the word out!

A motion was made to adjourn the meeting. The motion was seconded and approved.

The next meeting is at 11:00 on April 19th at the Navarre Beach Fire Department. We changed the time for everyone to participate in the Great American Cleanup. Remember to help clear the lots and bring the debris to the side of the road to be picked up by the county. And remember to sign in!

Respectfully submitted,
Nanci Agee, Secretary

The Lifeguards are Back

By John Richardson Navarre Press

Just in time for the warmer weather and the migration of students returning to Navarre Beach for spring break, the lifeguards are back on the beach.

"For the next two weeks, we will be working from 9 to 5 on Saturday and Sunday," said lead guard Andy Riera.

"Starting on March 15, we will go back to our normal 10-hour days, seven-days-a-week shifts."

The lifeguards' return was just in time.

"I almost had to go in the water today after some kids that were out too far in rip currents," said Riera. "I grabbed some equipment and ran down the beach blowing my whistle as I ran. They saw me in time and followed my directions to get out of the rip current."

Riera is in his ninth year as a lifeguard. Joining Riera are Chris Canales, Carson Jones and Larkin Dooley. Most of the other guards are in school and will be joining the team when they complete the semester.

At this time of the year, the guards are usually putting out the word that lifeguards are needed. That is not the case this year.

"We lost two guards from last year," said Riera. "Alicia Christie is an engineering student and will be doing an internship assignment over the summer.

"We also lost Daniel Ismay. He joined the Navy and is training to become a rescue swimmer." To make up for the two members lost, another veteran guard will be returning to Navarre Beach - J. J. Johnston, who will return after deployment.

All lifeguards have advanced lifeguard certification, which is valid for three years, and they are all trained in CPR and first aid.

Canales, Jones and Dooley are all students at the University of West Florida. "This is my second year guarding here," said Canales, an exercise science major. He is a junior at UWF.

Jones is a senior marketing major and an accomplished surfer. He will graduate in two months.

Dooley is also in his second year as a guard, and is a sophomore music major at UWF. He recently became a volunteer with the Navarre Beach Fire Department.

"We hope to do some joint training this year with the NBFD," said Dooley.

"There are many things we can both learn from each other," Navarre firefighters Grant Winterberry and Arron Sandoval said.

"We are hoping we can get some more training this year with a 40-hour first responder course and advanced ocean rescue training," said Riera.

The guards are already doing their daily workouts. Every day they start off with a run, training swims and mock rescues. But Riera said although they train for rescues, their focus is on prevention. "It is much easier to warn people to stay out of rip current areas than it is to swim out to rescue them."

Upcoming Events and Holidays in and Around Navarre

March 31—April 7— SPRING BREAK

**April 11—12— Relay for Life at Navarre High School
(Call 939-8040 to register)**

May 17—18—Navarre Fun Fest

Judge overturns Port Navarre deal

Portions of an article By Ken Garner of the Navarre Press dated March 20, 2008

Santa Rosa Circuit Court Judge Ron Swanson ruled earlier this month that Chris Ferrara, the Louisiana businessman who owned the 23-acre Navarre Beach property before selling it to Navarre Ventures LLC, had been tricked into investing in a venture that had no chance to succeed.

On March 6, Swanson ended almost 3 years of legal wrangling by granting Ferrara's request to undo the deal, returning the Port Navarre property and rescinding agreements binding Ferrara to Navarre Ventures.

Swanson explained in his judgment that it's difficult for plaintiffs to meet the burden of proof to justify a rescission. In Ferrara's lawsuit, his attorneys proved "fraudulent inducement" and "impossibility of performance/frustration of purpose."

Swanson made exceptionally harsh comments about Roger Festa, who represented the Port Navarre project in Santa Rosa County. He said Festa's resume included "significant misrepresentations," including prior development experience, certification as a financial planner, certification as a life underwriter, his military record and his having attended law school at Yale.

"Festa's testimony concerning drafting and delivery of resumes generally and (Festa's), in particular, was not believable," Swanson wrote. "Festa's trial testimony was routinely evasive, self-serving and contradictory."

Ferrara bought the Port Navarre property for \$3.2 million in 1997 intending to resell it for a profit. Festa, through his company, Landmark Development Corp. of Alpharetta, Ga., originally asked about buying the property in 2001, but Ferrara wasn't interested. In 2002, Festa came back with partners in a development firm called Avary Wallace LLC of Douglasville, Ga.

Over time, Festa and his partners convinced Ferrara to sell the property to a newly-created corporation, Navarre Beach Ventures LLC, for \$12 million. But instead of Navarre Beach Ventures paying Ferrara the full purchase price, the Georgians convinced Ferrara to accept \$6 million in cash and 20 percent equity in Navarre Beach Ventures. According to court records, Festa and company convinced Ferrara Port Navarre would be a "destination resort" with 697 condominiums, 148 condo/hotel units, a 148-slip marina and about 100,000 square feet of retail space. The land sold in March 2004.

By 2005, though, Ferrara knew something was wrong. While he had invested \$6 million, Ferrara learned his partners had committed just \$10,000 each and only one – Festa – had paid. Squabbling over how ownership of the 80 percent of the company not owned by Ferrara should be split also virtually paralyzed the company. That feud resulted in Avary and Wallace investigating Festa. According to Swanson's ruling, those investigations documented "theft by Festa from the venture."

Swanson added that Avary and Wallace's absentee management allowed Festa's continued mismanagement. To complete terms of the rescission, Ferrara must pay Festa his \$10,000 investment in Navarre Beach Ventures. He also would be required to repay the \$6 million cash he received for the property, but Swanson ruled Ferrara already had satisfied that condition when his company, Navarre Investments of Mississippi LLC, bought the defendants' loan from Marshall Investments of Mississippi. All of the partners had paid the original \$6 million from the Marshall loan.

The defendants have filed a motion for rehearing.

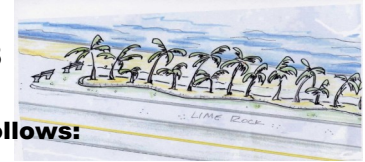
Ferrara directed an attorney to respond to a Navarre Press query with a copy of Swanson's ruling. Festa and his attorney were unavailable for comment at press time.

Beach Beautification Project

Thanks for your continued support!

Phase I is complete!!!!

Recognition through January 31, 2008



As of March 15, 2008 our account balances are as follows:

Checking: \$ 6348.24
 Money Market Acct: \$ 10,821.01
 Total \$ 17,169.25

Donations—February \$ 2,823.00

BUSINESS	CONDO ASSN.	REAL ESTATE	Residences	
Mardi Gras Parking— \$323.00	Caribbean Isle HOA—\$2,500	Navarre Area Board of Realtors—\$100	Dale & Alex Luetkeman	\$1,000
			Bob & Maxine Nolan	\$ 250
			Chris & Shawna Hogan	\$ 200
			The Falletta Family (In Memory of Ann Falletta)	\$ 150
			Peter & Jill Smerick	\$ 100
			Mary Finley	\$ 100
			Lawrence & Margaret O'Dell	\$ 250
			John Richardson	\$ 500
			Gary Buroker	\$ 500
			Herbert & Lanatter Fox	\$2,500
			Fran Roesch	\$1,000

BBC Contribution Levels:

Adopt a Palm \$250
 Bronze Level \$500
 Silver Level \$1,000
 Gold Level \$2,500
 Platinum Level \$5,000
 Other _____

Make checks payable to:

BBC or Beach Beautification
 Committee
 P.O. Box 5003
 Navarre, FL 32566



Please include your name, address and email address

Beach Beautification Committee

John & Judy Lewis

850-939-7125

Jim & Terry Taylor
 Nanci & Gary Agee

850-936-0136
 850-515-0374

Grant approved for beach beautification

By John Richardson Navarre Press

Navarre Beach Beautification Committee Chairman John Lewis, along with committee member Jim Taylor, met with the South End Committee of the Santa Rosa County Tourist Development Council almost a month ago to request a grant of \$44,900. The funds would be used to add trash cans, signs, benches and plantings along Gulf Boulevard.

The committee recommended approval of the grant at the next full TDC meeting, to be paid out in three separate installments, at a total of \$45,000. County attorney Tom Dannheisser suggested that since it was such a large grant, the request should be discussed by Santa Rosa County commissioners during one of their upcoming meetings.

At the commissioners' meeting on March 13, the grant was passed without comment. "Ira Mae Bruce, chairperson of the (South End Committee), supported the grant, which really helped," said Taylor. "At one of the TDC meetings, Commissioner Gordon Goodin liked the idea so much that he said he would donate sand for the project from his own business."

This is the first time the BBC has received any funding that was not from private individuals or local businesses. The BBC's first big effort was the work done at the entry to the bridge.

"We spent over \$70,000 on Phase I of our beautification plan," said Lewis. "It was all done with private funding. We did not receive any county funding, but thanks to the efforts of John Conner, the BBC raised the money."

Taylor added that the grant is coming from the TDC's bed tax income.

"County Commissioner John Broxson told us on Monday that he thinks our project is very worthwhile and wished the county could contribute to the project, but they do not have the funds to help us," he added.

BBC committee members were on the beach March 16 to designate where they will place islands along Gulf Boulevard. They also looked for sites where they will place new signs welcoming visitors to the beach.

"We will start ordering signs and benches in the next couple of weeks," said Taylor. "The palm trees will be planted in the fall."

"Palm trees require a lot of water in their first six months after planting," said Lewis. "We will plant them in water absorbing beads but we will still have to bring in water for them."

Lewis said they plan to place eight to 10 islands, with benches and plantings, along Gulf Boulevard.

Higher gas prices benefit Navarre Beach Spring and Summer bookings

From Special Reports Navarre Press

March signals the return of spring break, and families from regional feeder markets will soon descend on the sugar-white sands and emerald shores at Navarre Beach. "Come Back to the Island" is the spring and summer promotional theme for Navarre Beach.

"We are a family-friendly destination with lots to do for everyone without breaking the bank," said Kate Wilkes, executive director of the Santa Rosa County Tourist Development Council. "We are seeing strong booking numbers this season from our feeder markets in Baton Rouge, Birmingham and Atlanta."

Wilkes said higher gas prices actually are a benefit to Navarre Beach and surrounding attractions in Santa Rosa County.

"We are an easy drive from several large Southern cities, and once you get here all the amenities you need such as grocery stores, souvenir shops and restaurants are within a 5-mile drive," she said. "Many of our visitors choose to stay in condominiums where they have the option of cooking some of their meals or enjoying one of our local restaurants, another way to stretch the family vacation budget."

Wilkes also pointed out that there were several family-friendly activities within an easy drive of Navarre Beach, including the Panhandle Butterfly House, the ZOO Northwest Florida and the L&N Train Depot. Visitors can also rent surf fishing gear, sea kayaks, sailboats, snorkeling gear and bicycles.

There are three hotels located in Navarre including the soon-to-be-open Hampton Inn. Santa Rosa County also features wooded cabins, RV parks and tent camping sites in the northern end of the county nestled next to white sand-bottom creeks and rivers in the Blackwater River State Forest. The area is known as the canoe capital of Florida.

Golfers will enjoy the new online reservations system available at newly-rejuvenated Hidden Creek and Tiger Point golf courses. There are also several day spas available within a 5-mile drive.

Families who haven't booked their spring or summer trip might want to look at doing that soon.

"Many of our rental companies are urging callers to go ahead and book their trip, especially during summer vacation weeks," Wilkes said. "The trend the past few years is people are waiting until the last minute to book their vacations, but 2008 is not the year to do that."

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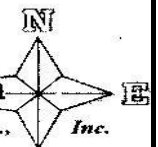
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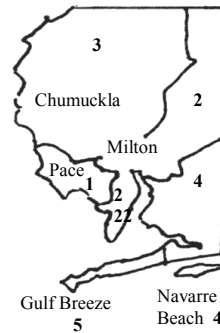
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comm.-stewart@santarosa.fl.gov



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John Broxson - Vice Chairman
District 5

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Don Salter
District 3

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HOW TO REACH THE COMMISSIONERS

Phone: (850) 983-1877 or (850) 932-1340

FAX: (850) 983-1856

Email: bcc@santarosa.fl.gov

WEB: www.santarosa.fl.gov

Address: 6495 Caroline Street, Milton, FL 32570

MEETINGS AND AGENDA

Regular commissioner meetings are the second and the fourth Thursday of each month. Regular meetings are preceded by committee meetings on the Monday prior to the regular meeting. All meetings begin at 9 a.m.

Agendas will be posted online on Friday before the Monday committee meeting; and on Wednesday before the Thursday regular meeting at www.co.santa-rosa.fl.us.

STATE SENATOR DON GAETZ R-Niceville

1-866-450-4DON

Gaetz.don@flsenate.gov



STATE REPRESENTATIVE SANSOM

R-Ft. Walton Beach

(850) 833-9328

sansom.ray@myfloridahouse.com

PHONE NUMBERS TO KEEP HANDY

Navarre Beach Water & Sewer Department: (850) 936-6110; FAX (850) 936-6112

Navarre Beach Fire Department: (850) 939-2448

Santa Rosa County Animal Services: Office (850) 983-4680 or (850) 936-6177

Santa Rosa Sheriff's Office: (850) 983-1100; (850) 936-6016;

Navarre District 2: (850) **981-2250 (New)**; Gulf Breeze (850) **981-2270**;

Emergency: **911**;

Emergency Management Center: (850) 983-5360; (850) 494-7458;

www.santarosa-emergency.com

Florida Fish and Wildlife emergency: 888-404-3922; 850-265-3676, (regional office in Panama City.)



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& Newsletter coloradosapphire@gmail.com

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For Those of you that have been having trouble accessing the newsletters on our website, please make sure you have the latest updated version of Adobe Acrobat Reader installed on your computer. You **MUST** have the latest version to view the newsletters.

If you have any questions please contact
Devra Edwards @
coloradosapphire@gmail.com



LET YOUR VOICE BE HEARD!!!!

Is there something that you would like to give your opinion on regarding the Beach, the Association, the Beautification Project??

E-mail Devra @ coloradosapphire@gmail.com with the subject line "Editorial" and It will go on the website for all to see and discuss



NAVARRE BEACH LEASEHOLDERS AND RESIDENTS ASSOCIATION P. O. BOX 5003 NAVARRE, FL 32566 2008 MEMBERSHIP REGISTRATION/RENEWAL FORM

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Mail to the above NBLRA Address

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we had 425 members who have paid
their dues!

Please talk to your neighbor's and
friends about joining this worthwhile
association. The greater the
numbers we have, the more impact
we have with our local government!



2008 MEETINGS

10:00 a.m.

April 19
May 17
June 21
July 19
August 16
September 20
October 18
November 15
December 20

All meetings will be held at the
Fire Department
Please bring your neighbors!

April 2008

*Navarre Beach Leaseholders and
Residents Association, Inc.*

Post Office Box 5003

Navarre Beach, Florida 32566



Check our website often for changes!!



In This Issue:

Presidents Comments

NBRLA Minutes

Lifeguards are Back

Judge Overturns Port Navarre Deal

Grant Approved for Beach Beautification and
more.....

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