

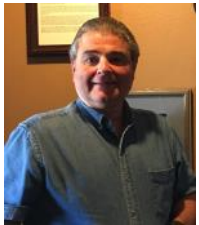
POQUITO BAYOU TIMES

A Newsletter Published by the Poquito Bayou Community Association

President: Dave Hensley 651-5300
pbcapresident@gmail.com

June-July 2022 Issue, Published 6/15/2022-Volume XXVI Issue 6.
PO Box 1124 - Shalimar, FL. 32579-1124 (www.poquitobayou.com)

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bobbyz55x@gmail.com



PRESIDENT'S CORNER

Greetings Fellow Poquito Bayou Residents! Last month we had our Cinco De Mayo celebration. We had a great turnout. We had a beach cleanup at the Poquito Boat Ramp Park on Saturday May 14th. This is the first time in over a decade that we cleaned up the shore and shallow section of the swimming section. I want to thank Donnie Brunner, David Boyd and Michael for helping out. We didn't find any glass, but a lot of oyster shells.

PBCA Board Openings. We have a couple of openings on our PBCA Board: Magnolia Street Director and Poquito Boat Ramp Activity Committee. If you're interested in any of these positions, please let me know. Thanks. (cont'd on following page)

PBCA SIGN

Our beautiful neighborhood sign is almost out of the red. We have a little less than \$3,000.00 to have it paid off without using existing PBCA funds. If you still haven't donated and would like to do so, you can drop your donation off at 17 Magnolia Ave in our PBCA mail box on the chain link fence, go online to www.poquitobayou.com or send in mail to P O Box 1124, Shalimar FL 32579.

Thank you again to all our Poquito Bayou donors for making this sign project a success. We're continuing to work in upgrading the park area. We want everyone to be proud of their neighborhood.



The Final Product

Meeting with Okaloosa County Growth Management Regarding Covenants

Shirley Godbold

A Poquito Bayou area team of concerned citizens is trying to encourage our communities to ensure covenants they have are current.

Here are key facts we have discovered concerning covenants in the greater Poquito Area. Of the four neighborhoods that have associations, only Longwood Pines covenant is still current. The other three covenants are obsolete, one of which has been obsolete for 34 years. Poquito Bayou's covenants have been obsolete for the past 29 years. The two HOAs in the area have one covenant that is current and one that is obsolete but is in the process of being updated.

Obsolete covenants enable builders to buy an older house, tear it down and put two houses back on the same lot. If the covenants are not brought up to date and a statement added, that "only one house can be built per lot," this could continue to happen. New covenants must be written with a statement that says, "no more than one house can be built on whatever the size of the lots in the area currently are." Thus, any lot bought after the new covenants would be subject to this statement.

New covenants need to be written to state the length of time it is effective. It is better to write the new covenant as "perpetually or to infinity and beyond."

If you want a copy of the covenants for your area, as they are currently recorded at the Okaloosa Clerk of Records, please contact Shirley Godbold at mizzgee65@cox.net, as she has a copy of the last filed covenants for all six areas. If you want a copy of the Poquito Bayou covenants, please contact Dave Hensley.

We believe a committee should be formed to update the covenants and meet with an attorney to complete the process and file the new covenants with the Okaloosa County Clerk of Records. If you would like to be part of this committee, please contact Dave Hensley at pbcpresident@gmail.com. If enough interested parties' step forward, then a Poquito Bayou Covenants Committee will be stood up to rewrite the covenants.

A unified Poquito area, with current covenants, will prevent builders from ruining the uniqueness of our communities.

(president's message cont'd)

New Poquito Bayou Sign Fundraiser. We're still a couple of thousand dollars short of our goal. If you haven't donated yet, please do so. The grass seed and fertilizer Lendy Edwards donated for the bare spot near the new Poquito Bayou sign is taking shape!! We appreciate Lendy's help in making that part of our park looking better. Matt & Felicia Murphy have plans to install a light in front of the sign soon.

PBCA Membership. We kicked off our PBCA membership drive in February. At present, we have over 128 PBCA members. At this time last year, I wrote that we had 112. If you haven't joined or renewed your PBCA membership, please do so. There's a PBCA form in this month's issue of the Poquito Times.

Upcoming Hurricane Season. The 2022 hurricane season started June 1st. If you've lived here for a while, you know what to do. If you're new to our neighborhood and Florida, please start preparing for hurricanes. Here's some basic information to help you get started: <https://www.ready.gov/hurricanes>

D.R. Horton Subdivision. I presented a power point slide presentation on May 16th at the Bob Hope Enlisted Village to about fifty concerned citizens. Our biggest concern is environmental: endangered species/trees and contaminated soil from the old asphalt plant on the property. There's concern that chemicals have leached into the aquifer. Lorraine Whetstone has taken the lead on contacting a wide range of local, state, and federal agencies bringing these issues to their attention. If you want to help Lorraine out, please contact her at: lornainelynnwhetstone@gmail.com

Revising Poquito Bayou Covenants. The original Poquito Bayou covenants expired back in the 1960's. There's been some interest in revising them. Shirley Godbold has authored an article on the latest in this month's issue of the Poquito Times.

Shrimp Boil. We had our first-ever shrimp boil on Saturday June 11th at Leo Norred Park. Felicia & Matt Murphy, Bud & Tricia Flaherty, Pam Martin, and other dedicated individuals prepared forty-six orders. It was a highly successful event. This event generated over \$310 plus a \$100 donation for PBCA! May thanks to Felicia & Matt, Bud & Tricia, Pam, and the other dedicated individuals in making this a successful event.

Upcoming Events: Freedom on the Bayou on Monday July 4th, 6 PM Independence Day BBQ & Desert Auction. See the ad in this issue of the Poquito Times for more details.

COVID update. Please review the weekly informative document regarding a snapshot of the weekly COVID numbers. You can find it at: <https://okaloosa.floridahealth.gov/index.html>. In Popular Programs & Services, please select the COVID-19-WeeklyDiseaseSurveillanceReports hyper link. This will generate a pdf document. It shows our Community Risk Level (Low, Moderate, Substantial and High), New Cases per 100K Population per Week and % Positivity per Week. There's a lot more information on the Okaloosa County Health Department's website.

That's a wrap. Have a great month. Dave

MEMBERSHIP

It's June already, my how time flies. Wanted to take a quick second to remind you to pay your yearly \$10.00 PBCA dues. You can drop off in the PBCA fence mailbox at 17 Magnolia or mail to PBCA P O Box 1124, Shalimar Fl 32579.

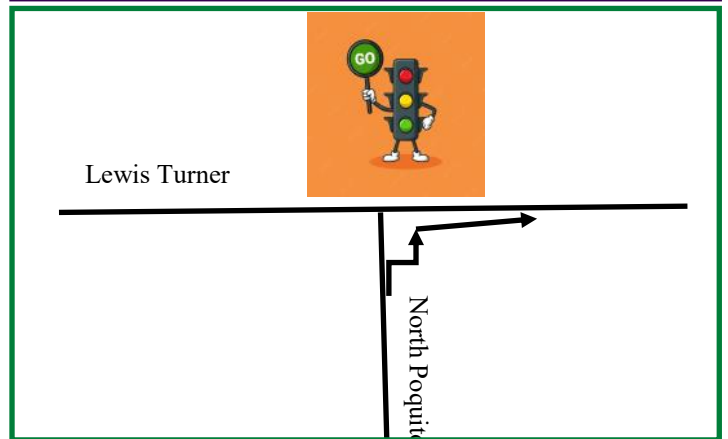
Thank you if you have already paid your dues. We are currently up to 128 paid members. Would love to reach 150.

Pam Martin

Traffic light at North Poquito Road and Lewis Turner Blvd

We contacted Okaloosa County Engineers and the FDOT to request a traffic light be installed at the intersection of North Poquito Road and Lewis Turner Blvd. We also requested a right turn lane be added to North Poquito, so that people turning right to the base or Niceville area would not have to wait behind folks trying to cross and turn left toward Fort Walton Beach. We also suggested a long merge lane be added to Lewis Turner for that traffic. Look for counting strips to be placed along North Poquito Road and possibly Lewis Turner Boulevard, near the intersection, as this process begins.

If you would like to work on this project, please contact Shirley Godbold, at mizzgee65@cox.net Your help would be appreciated.



Proposed D.R. Horton Subdivision in the Poquito Area – Lorraine Whetstone

On the 40.25 wooded acres being eyed by D.R. Horton, there likely are 33 rare wildlife species, according to state environmental experts.

That’s just the number of RARE ones, not the deer and box turtles we commonly see.

Animals and plants disappearing across the country and state live on that Sunset Lane land.

The developer could build up to five homes per acre there after bulldozing down every tree.

Is there a way to help the wildlife somehow stay in ITS home?

I’m working to find an answer.

In the process, I’m learning how many environmental agencies and reports are out there, from nest maps to a “matrix” (not the movie).

A lot. There are a lot.

Let’s leave no stone unturned.

If you’d like to be part of this research, or have any expertise, please reach out to me ASAP at (760) 560-

Poquito Bayou Yard of the Month:

43 Maple -This yard stands out because it is not only a meticulously kept and trimmed yard, but also architecturally well planned. The division between the front and back yard allows the eye to move and flow from front to back, like a well-executed piece of art. It draws you along and in. Sorry no pictures so you’ll have to drive by and check it out.

PBCA MEMBERSHIP FORM

POQUITO BAYOU COMMUNITY ASSOCIATION, INC. MEMBERSHIP REGISTRATION YEAR 2022

Please complete this form and submit along with your \$10 dues to your Street Director or drop it off at the PBCA mailbox located at 17 Magnolia Ave (Pam Martin’s house). Checks will be accepted, made payable to PBCA. You may also mail to P.O. Box 1124, Shalimar, FL 32579

(PLEASE PRINT CLEARLY)

Date Paid: _____ Dues: _____ Contribution (specify area): _____ Check #: _____ Cash \$ _____

Name: _____, _____ Spouse’s Name: _____
 (Last) (First)

Address: _____ Telephone No.: _____ E-Mail Address: _____

Minor Children: Boys () Ages: _____ Girls () Ages: _____ **Please enter current E-Mail Address**
 (If it changes, notify pcmartin1@outlook.com)

Concerns: 1. _____ 2. _____ 3. _____
 4. _____

Would you be willing to help with: Events for Kids _____, Baking _____, Adult Social Events _____, Leo Norred Park & Clean-Up Days _____, Garage Sales Event _____,

Interest in Action Committees: Street Maintenance & Traffic Safety _____, Environmental Matters _____, Emergency Action & Neighborhood Watch _____, Eglin Interface _____. Are you interested in serving on PBCA Board of Directors? _____ Community Emergency Response Team (CERT) Training ____.

Other interests, ideas; things you’d like addressed? What are they?

POQUITO BAYOU COMMUNITY ASSOCIATION
Minutes of the May 2nd 2022 meeting
Bud and Tricia Flaherty's residence, 68 Poquito Rd.

Meeting called to order at 6:02 pm

Present: Dave Hensley, Bob Davis, Pam Martin, Pat Hollarn, Kiki Higginbottom, Felicia Murphy, Tricia Flaherty, Nance Wendel, Lendy Edwards, MaryAnn Leone, David Boyd, and Michael Aid.

Minutes of the April meeting had been distributed; motion to approve was made by Bob and seconded by Pam, minutes were approved. Treasurer's report for April was presented, motion to accept by Pat, seconded by Bob, report was accepted.

Condolences: to Ralph Johnson on loss of his wife, Diane.

Membership: We currently have 125 members for the 2022 year, a significant increase in the past month. Cindy Henry has been visiting residents as able.

CERT: Currently a course is being held at Bob Hope Village, but no plans for PBCA currently.

Leo Norred Park: Hank's Mowing Service has contract. So far, no issues. Plaques not yet complete, as businesses have been busy.

Poquito Boat Ramp Park: No report, but water cleanup scheduled for 14 May (AM), and Dave will send out email. Some potential drug activity has occurred there, but has been addressed by Dave and Jane.

Street & Traffic Safety: Extra signs at Holly and Poquito are not needed. Bob will handle.

Street Directors: Mary Ann Leone hosted a meeting at her house 30 Poquito Rd. on April 23rd for street directors. Another is planned, but no date currently set.

Events Coordinator: The annual Easter egg hunt had >200 kids. Will try to avoid chocolate next year due to melting. Poquito de Mayo schedule for 07 May at 1700, potluck.

Old Business: The new Poquito Bayou sign is complete, looks great, and was unveiled. Fundraising (sign at park) with \$11,400 of \$14,500 collected. Pat has sent Thank You notes to 75 people or families that donated. With one exception by choice, those who donated at least \$10 also became members. The yard sale took place April 9th and 10th. A couple of the signs at end of Holly vanished and were not returned to Nance. Sunday may be used as rain day in future, rather than two dedicated days. Also, a list may be developed of non-profits that can pick up leftover items for charity.

New Business: There has been discussion in the neighborhood that DR Horton is looking to purchase nearly 40 acres and put up nearly 200 houses just north of Sunset Lane. Longwood neighbors Lorraine Wetstone, Joanne Bruce, and Shirley Godbold are organizing response. A meeting will be held on 16 May, and Dave will send out details via email. Dave is investigating a new sound system for the association. An elderly resident has been found wandering on Walnut, Michael is aware of the address. A meeting of election candidates will be held on 11 August at Bob Hope Village and the Holly gate will be open for an hour. Bob is coordinating.

Announcements: Newsletter articles for April newsletter due to Bob Davis by May 10th. Issue will be published a few days later. Next PBCA meeting is scheduled for Monday, June 6 at 6pm at Pam Martin's residence, 17 Magnolia.

Meeting adjourned at 6:55 pm

David Boyd
Recording Secretary

POQUITO BAYOU COMMUNITY ASSOCIATION
Minutes of the June 6th 2022 meeting
Pam Martin's residence, 17 Magnolia Avenue

Meeting called to order at 18:03

Present: Dave Hensley, Bob Davis, Pam Martin, Pat Hollarn, Felicia Murphy, Tricia Flaherty, MaryAnn Leone, David Boyd, and Michael Aid.

Guests: Lorraine Whetsone, Jolene Bruce, Shirley Godbold

Minutes of the May meeting had been distributed; motion to approve was made by Bob and seconded by Pam, minutes were approved. Treasurer's report for May was presented, motion to accept by Pam, seconded by Bob, report was accepted.

Future meeting (October) to be hosted by Bob or Pat. Location will be sent out prior to next meeting.

Membership: We currently have 129 members for the 2022 year.

CERT: Hurricane preparedness article to be sent out.

Emergency Action & Neighborhood Watch: N/A

Leo Norred Park: Doing well, and plaques should be installed in next month or so. Nikki pressure washed sidewalks and Don Kreis removed debris; he also handles flag at park.

Poquito Boat Ramp Park: Water cleanup 14 May. Dave Hensley, Michael Aid, David Boyd, and Denny Brunner participated. Some signs have been broken and Dave is notifying authorities for repair.

Street & Traffic Safety: Bob working with Ann Albert (Okaloosa County) to get signs removed or repaired at Holly and Poquito. Plan is for petition regarding speeding enforcement to be passed around by street directors once prepared by Beth Behr.

Street Directors: No meeting in May, but Mary Ann Leone will continue to liaison with street directors as appropriate.

Events Coordinator: The Poquito de Mayo festival (07 May) went well but was not as well attended as the Easter egg hunt. Shrimp boil scheduled for 11 June, led by Murphy's. \$25 per tray, signup deadline is Wed at 1600. Boat Ramp park July 4th festival with food plates for sale as well, then fireworks.

Old Business: The new Poquito Bayou sign is complete, and fundraising continues, but doing well, and sign at park will be updated.

New Business: A presentation was made concerning the projected DR Horton purchase of nearly 40 acres just north of Sunset Lane. Lorraine Whetstone, Jolene Bruce, and Shirley Godbold were present at a 16 May meeting regarding community concern. It was noted that the Poquito Community Covenants were signed in 1966 and may have expired. Currently, houses can be built up to five per acre. WRT a new subdivision, there are potential environmental issues, as well as traffic, water, and other issues. There will be a meeting on 12 August, with only one week for response. A response document must be prepared, and legal preparation may be needed. Current agents for PBCA are Risen and Ryan, but this task would go beyond being an agent for corporate registration.

Announcements: Newsletter articles for next newsletter due to Bob Davis by June 15th. Next PBCA board meeting is scheduled for Monday, 01 August at 6pm at Dave & Jane Hensley's residence, 1 Bay St.

Meeting adjourned at 19:05 pm

David Boyd
Recording Secretary



COME JOIN THE PARTY!

Freedom on the Bayou

Independence Day BBQ
& Dessert Auction

July 4, 6 PM

Poquito Bayou Boat Launch Park
Fireworks at Dark

Bring a chair to watch the fireworks!

Burgers or Sausage Dogs, Chips, & a Drink \$15.

Pre-order NOW!

Limited availability day-of.



HAPPY
Independence
DAY

**POQUITO BAYOU COMMUNITY
ASSOCIATION**

FINANCIAL REPORT

May 2022

Balance Forward from April 30, 2022

\$6,975.04

	May 2022	Year to Date 2022
Income		
Membership Dues	\$40.00	\$1,095.00
Donations	\$30.00	\$476.00
Veteran's Memorial	\$0.00	\$620.00 *
Halloween Event	\$0.00	\$0.00
Easter Event Income	\$0.00	\$318.00
Annual Meeting Bake Sale/ Raffle	\$0.00	\$0.00
Annual Meeting Donations	\$0.00	\$0.00
Crawfish Boil	\$0.00	\$425.00
New Sign Fundraiser	\$795.00	\$9,360.00
Advertising	\$0.00	\$50.00
Garage Sale	\$120.00	\$130.00
Total Income	\$985.00	\$12,474.00
Expenses		
Gulf Power	\$36.09	\$251.52
Postage/P.O. Box	\$0.00	\$0.00
Veteran's Memorial	\$0.00	\$0.00
Garage Sale	\$48.15	\$48.15
Candidates Night	\$0.00	\$0.00
Supplies	\$0.00	\$0.00
Children's Christmas Party	\$0.00	\$0.00
Annual State Registration	\$0.00	\$61.25
Website Expense	\$0.00	\$168.00
Crawfish Boil	\$0.00	\$464.75
Easter Event	\$121.87	\$121.87
New Sign	\$0.00	\$11,533.91
Mardi Gras Event	\$0.00	\$85.03
Halloween Event	\$0.00	\$0.00
Project/Repairs	\$0.00	\$479.49
Leo Norred Mowing	\$160.00	\$320.00
Total Expenses	\$366.11	\$13,533.97

Reconciled Balance May 31, 2022

\$7,593.93

POQUITO BAYOU COMMUNITY ASSOCIATION DIRECTORY OF OFFICERS, DIRECTORS and ACTION CHAIRPERSONS

POSTION	NAME	ADDRESS	PHONE #	EMAIL ADDRESS
DIRECTORY OF OFFICERS				
President	Dave Hensley (Jane)	1 Bay Street	(850) 582-3780	pbcaresident@email.com
Vice President	Vacant			
2nd VP	Vacant			
Recording Sec	Felicia Murphy (Matt)	16 Birch Ave	(850) 698-3686	feliciamurphy0319@gmail.com
Corresponding Sec	Pat Hollam	139 Poquito Road	(850) 651-1543	integrityunlimited@cox.net
Treasurer	Tricia Bryant Flaherty (Bud)	68 Poquito Road	(850) 585-8334	tblm81@aol.com
PT Editor	Bob Davis (Sally)	34 Poquito Road		bobbyz55x@gmail.com
Events Director	Kiki Higginbotham(Ray)			eventdirector.pbca@gmail.com
STREET DIRECTORS				
Birch	Felicia Murphy (Matt)	16 Birch Ave	(850)698-3686	feliciamurphy0319@gmail.com
Hickory	Cheryl Archer (Carl)	21 Hickory Ave	850 699-1792	cherrib4@cox.net
Holly	Vacant			
Japonica	Dan Findley	42 Poquito Road	(850) 830-0303	Dfsalon1@cox.net
Magnolia Ave	Tracy Mankowich	7 Magnolia	(850 598-3508	tracymank@yahoo.com
Maple	Cindy Henry (Richard)	9 Maple	(850) 803-3841	dianne4016@aol.com
Poplar	Jill Dickey	34 Poplar	(850)598-6935	oggynhuck@cox.net
1-51 Poquito	Mary Ann Leone (Ken)	30 Poquito Road	(850)543-7054	kcleone@cox.net
52-94 Poquito	Tricia Bryant Flaherty (Bud)	68 Poquito Road	(850) 585-8334	tblm81@aol.com
95-149 Poquito	Ralph Johnson (Dianne)	147 Poquito Road	(850 651-7906	dirajo147@yahoo.com
Walnut	Nance Wendel (Rick)	16 Walnut	(850) 461-8537	nance.wendel@era-american.com
Junior Director	Raj Charania	37 Maple	(850) 598 1023	melanie.charania@email.com
Junior Director	Jaxon Marler	21 Poplar	(850) 855-7989	elliebean_81@yahoo.com
ACTION COMMITTEE CHAIR PERSONS				
Candidates Night	Bob Davis (Sally)	34 Poquito Road	(850) 651-3034	bobbyz55x@email.com
CERT	Cara Teeter	12 Hillcrest	(804)413-1778	poquitobavoucert@email.com
BHEV Liaison	Chris Kirsch		850-259-2456	christopher.kirsch@afev.us
Email	Davi Todd (Richard)	35 Maple Ave	(325)864-9245	djtodd86@gmail.com
Emergency Action	Matt Davis	14 Hickory Ave	(951) 285-1103	matt.davis84@yahoo.com
Flag	Don Kreis (Vicky)	27 Magnolia	(850) 651-6513	donkreis@cox.net
Garage Sale	Nance Wendel (Rick)	16 Walnut	(850) 461-8537	nanceadw@cox.net
Leo Norred Park	Matt Murphy (Felicia)	16 Birch Ave	(850) 525-3717	murphysoutdoorservices@gmail.com
PBCA Membership	Pam Martin	17 Magnolia Ave	(850) 376-8283	Pcmartin1@outlook.com
PBCA Sign	Tricia Bryant Flaherty (Bud)	68 Poquito Road	(850) 585-8334	tblm81@aol.com
Poquito Boat Ramp				
PT Advertising	Jane Fedosky-Hensley	1 Bay Street	(850) 651-5300	djinshalimar@gmail.com
Street Maintenance	Bob Davis (Sally)	34 Poquito Road	(850) 651-3034	bobbyz55x@email.com
	Galen Miller (Charlotte)	39 Holly Ave	571-271-1456	gcmiller1951@gmail.com
USO Cookie Coord	Sally Davis (Bob)	34 Poquito Road	(850) 651-3034	rucifow@cox.net
Vet Mon Plaques	Jane Fedosky-Hensley	1 Bay Street	(850) 651-5300	djinshalimar@gmail.com
Vet Mon Gardening	Jane Fedosky-Hensley	1 Bay Street	(850) 651-5300	djinshalimar@gmail.com
Poquito Website	Crystal Mayes	25 Hickory Ave	618-530-4541	
Welcome	Cindy Henry (Richard)	9 Maple	(850) 803-3841	dianne4016@aol.com
XMAS Décor Com	Tricia & Nance			

Updated on: 3/3/2022

 **RISEN & RYAN, P.A.**
 ATTORNEYS AT LAW
 436 Green Acres Road, Fort Walton Beach, Florida 32547 850 864 1951 kerya@risenandryan.com

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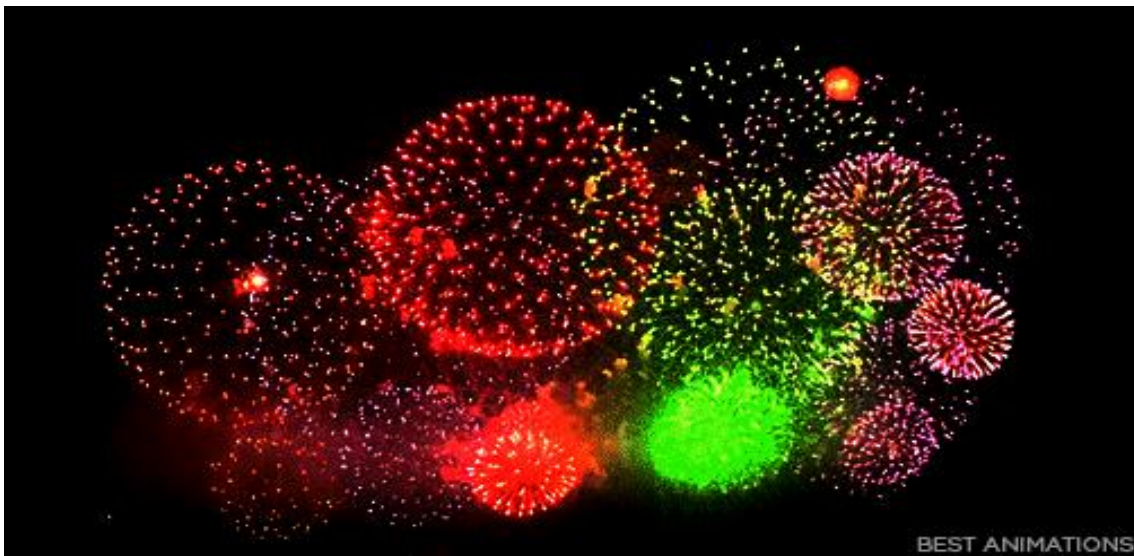
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