



Bulletin

Compass Lake In The Hills Property Owners Association, Inc.

Volume 18 Number 9

September 2010

LODGE RESTAURANT TO OPEN September 7, 2010

Olle and Riina Kuusik will soon open the Lodge Restaurant. They look forward to this opportunity with a great deal of hope and excitement. The restaurant will be called Olle's and will be open for breakfast, lunch and dinner on most days. The exact hours and menus will be printed and on line in the immediate future.

Olle was born in Viljandi, Estonia and while in his home country he attended and graduated from the Industrial School of Tartu where he received a 4-year culinary degree. Upon graduation, he worked as a chef in several of the finest restaurants in Estonia. In making his way to the United States, he later took a job managing an Irish Pub as well as the chef for a large private hunting club.



Olle and Riina Kuusik

He and his wife Riina were married about 6 years ago and the couple intend to operate the restaurant together. They share a vision and passion for good food and are committed to making Olle's an immediate and long-term success. Olle and Riina wish to invite each and everyone to their new restaurant so that you as new friends and patrons can experience their vision of modestly priced food with a little bit of European flair.

PANAMA CITY AREA IS RANKED IN TOP 10

THE GREATER PANAMA CITY AREA HAS RECENTLY BEEN RANKED IN THE TOP 10 COMMUNITIES FOR GROWTH IN THE FUTURE.

Business Facilities Magazine stated in their current issue that the greater Panama City area is the highest ranked of all cities of 200,000 or less. Sighting "Economic Initiatives" as a primary driving factor, the article goes forward in mentioning the NW Florida Beach International Airport as well as the master planned 75,000 acre Zone Plan as the two driving forces propelling the greater Panama City area into the Top 10 list for economic growth.

The magazine has over 70,000 subscribers including E-Newsletter subscriptions. The magazine is sent to top-level executives in manufacturing, distributing, wholesale and the service sector. Will this affect Jackson County and in particularly Compass Lake in the Hills? Yes.

How it will affect our community is yet to be seen. However, it does benefit our community by increased focus and interest in the area. It is great to know how well regarded this area is considered.

Visit the Compass Lake in the Hills' Web Page
compass-lake.com
Send E-Mail:
compasslk@earthlink.net
Phone: (850) 579 - 4303
Fax: 579 - 0730

COMPASS LAKE IN THE HILLS PROPERTY OWNERS ASSOCIATION, INC.

**A WORD FROM YOUR P.O.A.
PRESIDENT**

Compass Lake in the Hills has experienced a busy summer with activities on many fronts. The Board has approved a contract with an individual to open the restaurant in Compass Lake in the Hills in the main lodge area. This is the same utilized for the previous restaurants. It appears the restaurant will be opened the first part of September. Please look for the official date of opening. Please support the restaurant and Compass Lake in the Hills with your presence. All parties will appreciate your support.

Recently, the Board approved the opening of cabins, docks, equestrian center, campground and supporting amenities (not inclusive of McCormick) to the general public to enhance revenue. In the past, these areas have experienced a very low rate of utility. The property owners will be given a discounted rate in relation to the general public.

His past month the county approved the MSTU budget for the calendar year 2010/2011.

A recent road study has been conducted and reviewed by various professional personnel. Many of our roads in Compass Lake in the Hills need improvement. This study has detailed a plan of action to improve the roads on a priority basis. This study and plan of action was accepted by the Compass Lake Board to be presented to the Jackson County personnel and County Commissioners for approval. Funds for this work will be derived for the reserve funds of the MSTU if approved.

Compass Lake in the Hills is a great place to visit and live. Invite your family and friends to visit and buy/build in your community.

SUPPORT THE NEW RESTAURANT WITH PRESENCE !!
Thank you for your involvement in your community

James Gibbs
President, CLH

BOARD OF DIRECTORS & OFFICERS:

President- Dr. James A Gibbs-Cell:
850-718-3343
Vice President-José Capote-Office:
305-253-2700 or
Cell: 305-345-4004
Director-C K Pope: 850-579-5179
Director/Treasurer- John Padgett:
850-482-2290
Director-Willard Moseley 850-722-9381
Secretary-Christina Killingsworth:
850-579-4303
Manager-John Laymon: 850-579-4303

INFORMATION

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JACKSON CO. TAX COLLECTOR
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BURN PERMIT 850-547-7083
BUILDING PERMIT JACKSON CO
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CLERK OF COURTS JACKSON CO
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PROPERTY APPRAISER JACKSON CO
850-482-9646
SHERIFF OFFICE JACKSON CO
850-482-9624
ENVIRONMENTAL PROTECTION DEPT
OFFICE 850-872-4375
JACKSON CO. WEB SITE TO LOOK UP
PROPERTY- www.qpublic.net/jackson

Architectural Committee

Eric Anderson	Chairman
Henry & Olga Bartnick	Unit 1
Brent Gust	Unit 2
Arty & Paula Penello	Unit 3
C K Pope	Unit 4
Margo Epley (Southend)	Unit 5
Duane Laster (Northend)	Unit 5
Vinny Altieri	Unit 6

COMPASS LAKE IN THE HILLS PROPERTY OWNERS ASSOCIATION, INC.

AMENITIES AT THE MAIN LODGE OPEN TO THE PUBLIC

Dr. Jim Gibbs President of POA passed the gavel to the vice-president and then stood to make a motion that the cabins, docks, equestrian center, campground and supporting amenities be “open to the public with the property owners receiving a discount”.

After a rigorous debate, the motion passed by a vote of four to one. The rationale behind this issue was the future need of additional revenue in order to absorb the expected increase in the area of operations.

Under the current status quo the total amount of monies received through assessments is \$856,000.00. That amount is reduced by \$70,000.00, which represents the average amount of unpaid assessments. The revenues then are reduced by \$30,000.00, which represents the reserves. The amount remaining for operations each year and for the long term is approximately \$750,000.00

With no desire to increase assessments, increase taxes or shut down any of the amenities: the potential revenue source created by offering the amenities at the main lodge to the public will provide an additional source of income in which to offset any potential growth or expenditures.

The board further indicated that now and in the future without exception, that the McCormick Lake House and Recreational area will be maintained and used exclusively for owners and their guests.

Those who objected to the vote felt that the move broke the promise they were given when they purchased their lot. That promise was that the amenities were for the exclusive use of lot owners and their guests.

With their objections in mind, the board relied on the opinion of the board’s attorney that the actions were proper and moved forward. At the next board meeting, the rates to be charged to the public and the discounts to be given to the property owners will be discussed.

LIFE SAVING TRAINING BEGINS

The majority of the POA staff has completed the Basic Life Support and AED training program. The 8-hour course provides certification for the individual. This program should provide some insurance relief for the POA but more importantly this proactive measure may very well help if someone is experiencing any health related issues. One of the AED’S (defibrillators) will be at the Lodge and the other unit will be housed at the Fire Department.

Nancy Jones the Captain of our Compass Lake in the Hills Volunteer Fire Department provided the instruction. Those who participated felt that the program was “not only very worthwhile” but also they commented on how professional and comprehensive Jones’ instruction was. In the future, the same program will be offered to all residents in Compass Lake in the Hills.

POA TO SUE BP

The Board of Directors of the POA at this past meeting agreed to join a class action suit against BP for certain losses associated with the Gulf Oil Spill. Upon the recommendation of the POA’s attorney, we will join Reich & Binstock, LLC in a class action lawsuit claiming loss of revenues and other unspecified damages available under the Oil Pollution Act. The Houston Law Firm will pay any and all costs associated with this litigation. This will include all cost of our legal representation through this action. The POA’s Action gives every lot owner the opportunity to join as a damaged party. Each property owner can file their respective claims. Consequently, the action by the POA can be enhanced if other property owners join with us in this litigation. Should any owner or business concern within Compass Lake in the Hills feel they have suffered damages as a result of the oil spill, they should contact Jordan Torry, Esq. Of Reich & Binstock at (800) 622-7271.

COMPASS LAKE IN THE HILLS COMMUNITY EMERGENCY PREPAREDNESS PLAN

The Compass Lake in the Hills Emergency Preparedness Plan has been submitted to the Manager and the Board of Directors for their review. This Plan is designed to prepare our citizens and align our resources for any emergency that may occur in which citizens are in harms way. In time of emergency, those that have a plan in place and have prepared for those eventualities will be able to function with the least amount of disruption.

Any emergency involving a widespread geographical area or population will automatically trigger a response for the Jackson County Emergency Management, Florida State Emergency Management Programs, and FEMA. These Plans are designed for most types of emergency situations, however these plans are general in nature and are not specifically drawn for a community such as Compass Lake in the Hills. For the most part, the County, State and Federal Plans do not specifically address the concerns of the citizens of Compass Lake in the Hills citizens in time of emergency. The biggest concerns of the citizens of Compass Lake in the Hills is the very real possibility of isolation and being cut off from escape routes. With any major wind or rain event, such as tornados or hurricanes, the roads in the Community will, most likely, become impassable, and if trees tear down telephone lines many citizens cannot communicate. If the trees tear down power lines, the roadways may be very dangerous or impossible to negotiate. Jackson County emergency response to our community may be hours away as they will have a much larger area to respond to.

This Plan addresses our unique status as a rural residential community with responsibilities to provide emergency services to our citizens. Under the Municipal Services Taxing Unit agreement, we must provide our citizens with the same level of emergency response as any municipality. Uniquely though, we are spread out over approximately 30 square miles, and we have many isolated residences located on approximately 150 miles of unpaved roads. Many of these roads are not passable after a heavy or prolonged rain event. These issues present unique problems, which will require some planning, and coordination of resources and manpower.

We will need many volunteers to help with this program. Please call the office at 579-4303, leave your name, and phone number to volunteer.

COMPASS LAKE IN THE HILLS PROPERTY OWNERS ASSOCIATION, INC.

MARK YOUR SEPTEMBER CALENDAR

MONDAY, Sept 6th - LABOR DAY, ANNUAL MUSICAL JAM SESSION: 12 noon till 4pm @ McCormick Lake House. Bring a covered dish to share & enjoy the music with your friends and neighbors.

FRIDAY, Sept 10th - BINGO: 7 to 9 pm @ McCormick Lake House. Bring a snack & \$3.00 in quarters. Welcome back.

Weekly Activities:

Monday night - Texas Hold-em; 7pm @ McCormick Lake House

Tuesday and Thursday mornings - Water Aerobics; 10:30 to 11:30am @ the Lodge pool

Wednesday afternoon - Ladies Cards; 1pm @ McCormick Lake House

Thursday night - Crafts; 7pm @ McCormick Lake House

Sunday night - Mah Jongg; 6pm @ McCormick Lake House

PLANNING FOR THE FUTURE

SATURDAY, OCTOBER 9th - FIREMANS DINNER & DANCE: 6pm to 10pm @ McCormick Lake House. Lasagna dinner will be catered. Music will be provided by the Timeless Band (same band as last year). Reservations are required. No charge for members of the Fire Dept & their families. \$6.00 per person donation for all others.

BALLROOM DANCING WILL START AGAIN IN OCTOBER.

Activities Committee: Leah Reagan, Debbie Shuler, Ann Codrick, Edna Tunnock, Debbie Frady, Janet Grimm.

**BOARD MEETING MINUTES SUMMARY
AUGUST 23, 2010**

The Board of Directors took the following actions at the August 23, 2010 Monthly Board Meeting:

1. Accepted the Road Project Report with the recommendation that the report be submitted to the County
2. Approved that the POA join the Class Action Lawsuit against BP for claims of loss revenues as applicable under the Oil Pollution Act
3. Approved that certain amenities be open to the public, but at a higher rate than lot owners
4. Approved the payment of Attorney fees

Clay O' Neals Land Clearing Inc.

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COMPASS LAKE IN THE HILLS
HORSERIDES
850-579-4303

Saturday and Sunday
New scenic ride by the lake

Limit of 3 people per ride for trail 13 yrs
old and up trail \$10.00 + tax per person
12 yrs old and younger corral \$5.00 + tax

Rides must be scheduled one hour in ad-
vance
Long pants & closed toe shoes required

PARTNERS FOR PETS

Sincere thank you to all the folks who donated time,
money and goodies to make our Partners for Pets
fundraiser a huge success.

A special Thank you to Arty Penello and family for
accepting the challenge to provide us with a
delicious spaghetti dinner held last Friday, August
27, 2010.

A big Thank You to CLH Vol-Fire Department for
their participation.

Thank You again!

Staff from Partners for Pets and all our furry
friends

STRAY DOGS

Please keep your dogs on your property. Do not let
them run free. If you see a Stray Dog, **Please do not call**
the Jackson County Sheriff Department. You should
only call the Sheriff Department when there is a **911**
emergency such as dog bites or very aggressive
animals.

Please call **JACKSON COUNTY ANIMAL SHELTER**
@ 718-0021 they will come and pick up the stray dog.



DR. Jim Gibbs
Office 850-482-4635 Ext 210
Cell: 850-718-3343
email: Jimgibbsfl@gmail.com



4207 Lafayette St., Marianna, FL
32446



Olle's

Restaurant at Compass Lake Lodge

580-615-1894 www.ollesRestaurant.com

Tuesday - Thursday: 7:00 a.m. - 8:00 p.m.

Friday - Saturday: 7:00 a.m. - 9:00 p.m. and Sunday: 7:00 to 4:00 p.m.

APPETIZERS

Chicken Wings..... 4.95
Bratwurst and Sauerkraut..... 4.95
Shrimp Platter..... 6.25

SANDWICHES

Reuben Sandwich..... 6.25
Buffalo Chicken Sandwich..... 5.95
Roast Beef Sandwich..... 5.95

All sandwiches are grilled and served with cup of coleslaw.

PIZZA..... 7.50

10" Home made deep dish pizza with your choice of toppings

HAMBURGER..... 5.95

With french fries

SALADS

Grilled Chicken Salad..... 5.95
Grilled Shrimp Salad..... 5.95

SOUP

Potato Leek Soup..... 3.50
Borsch..... 3.25

One of the eastern Europe's favorite soups, made with beets and beef

DESSERTS

Chefs Cream Puffs..... 3.50
New York Cheese Cake..... 4.50

ALCOHOLIC BEVERAGES

Miller Lite, Coors Light, Yuengling..... 2.50
Heineken, Corona..... 3.25

ENTREES

Fried Chicken.....7.90
White or dark meat

Grilled Chicken Breast with Bacon...8.90

Chicken of Kiev.....10.50
Fried, stuffed chicken roll

Fried Fish.....9.50
Fillet of tilapia with your choice of dressing

Grilled Tilapia.....9.50

Schnitzel.....11.50
Tenderized pork loin served with sauerkraut and white gravy

Golden Pork Loin.....12.50
Pork loin topped with cheese and onions

Shaslik.....11.50
Marinated pork kebabs with vegetables

Sirloin Steak.....12.95

Ribeye Steak.....15.90
Traditional grilled 12 oz. Ribeye

All Entrees are served with salad, roll and your choice of side. Fries, Baked Potatoes, Pan Potatoes

DESSERTS

Chefs Cream Puffs.....4.50
New York Cheese Cake.....3.50

BEVERAGES

Soda.....1.50
Pepsi, Diet Pepsi, Mountain Dew, Dr. Pepper, Sunkist, Sierra Mist
Iced Tea.....1.50
Coffee.....1.50

COMPASS LAKE IN THE HILLS PROPERTY OWNERS ASSOCIATION

**Monthly Board Meeting
Monday
September 27th @ 6:00pm
McCormick Lake House**

**TEXAS HOLD-EM
Every Monday @ 7:00p.m.
McCormick Lake House**

**BINGO 7-9 p.m. @ McCormick Lake
Bring a snack & \$3.00 in Quarts.**

**Arts & Crafts
Every Thursday
7:00 - 9:00 p.m.
@ McCormick Lake House**

**Water Aerobics
Every Tuesday & Thursday
10:30am - 11:30am
@ the Lodge Pool**

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850-579-4303 FAX 850-579-0730
COMPASS LAKE IN THE HILLS
PROPERTY OWNERS ASSOCIATION, INC.
645 Compass Lake Drive
Alford, Florida 32420