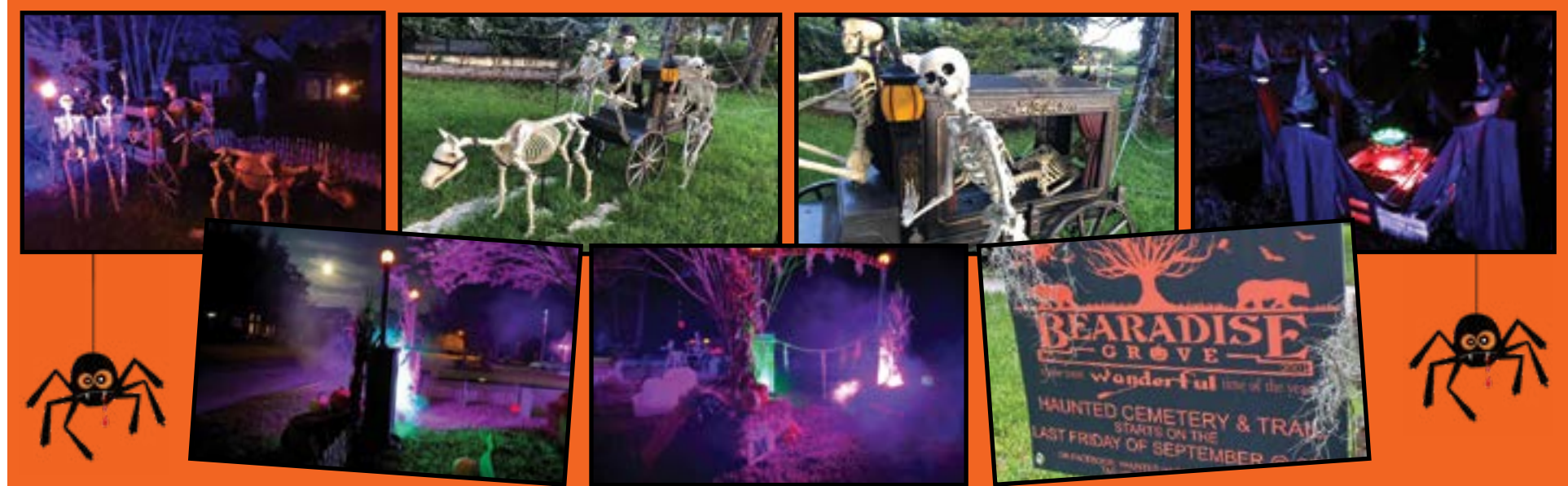


ORANGE PARK COUNTRY CLUB/LOCH RANE Behind the Gate


OCTOBER 2021
HAPPY HALLOWEEN!
VOLUME 2 • ISSUE 10

Matt McCary and Dave Cochennic opened their annual “Bearadise Boneyard” with a grand opening party on Friday, September 24. Snacks and beverages were served to anyone brave enough to visit the boneyard and explore the Haunted Pathway. Residents and guests of the Orange Park Country Club and Loch Rane Communities are invited to swing by for a stroll down the Haunted Pathway at 488 Sugar Grove Place. Take a peek at some of the permanent residents’ final resting places and see the haunted hearse along its route. Visitors can venture further down to Spider Alley and see who’s been served up for dinner to some of the eight-legged monsters crawling about in their webs. Finally, visitors can see what’s brewing down in Witch Way. Some parts of the display will change weekly through Halloween. Be sure to stop by Halloween night for more tricks and treats for visitors young and old!

The display will be lit Monday-Thursday from dusk to 9 p.m. For a

more interactive and spooky experience that includes lights, fire torches, music, sounds, fog, and a few other surprises, visitors are encouraged to visit on Friday and Saturday nights from dusk to 9 p.m. starting October 8. For more information, visit “Haunted Happenings at Beraradise” or search for #HauntedBearadise on Facebook.

This is a family-friendly event and a spooky twist on classic Halloween; however, it’s not Disney. While this is intended to be a fun Halloween display for the community, some aspects may be too spooky for younger visitors. The “Haunted Pathway” utilizes the former CCOP golf course cart path. Some of it is uneven or cracked. Walk/roll at your own risk; neither the homeowners nor the HOA assume any liability. We encourage you to look and take photos. But please do not touch, move, or otherwise physically interact with any of the decorations. Be sure to smile - you’re on surveillance cameras!

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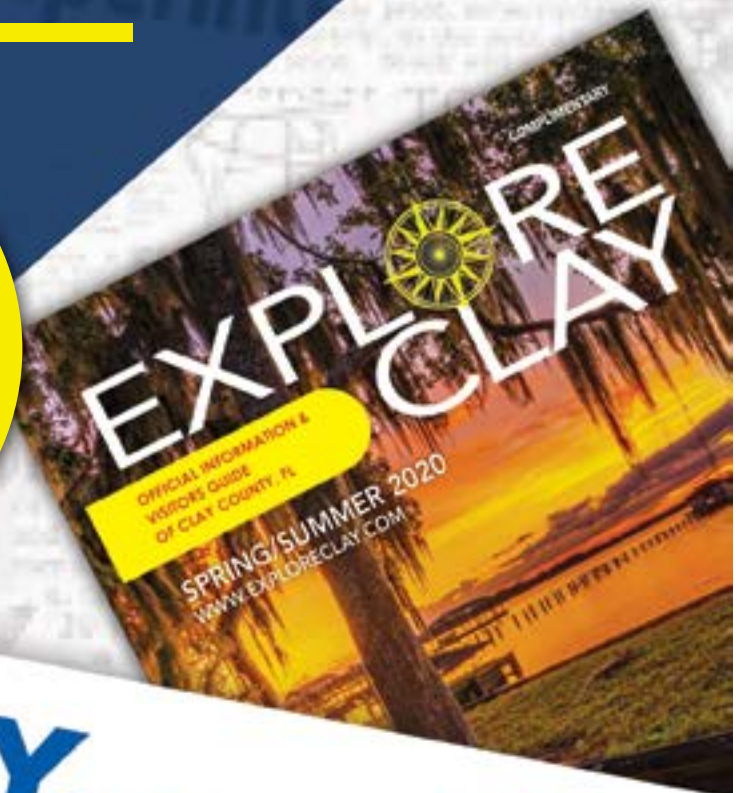
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CLAY TODAY

THURSDAY, FEBRUARY 27, 2020

Broskie selected as interim superintendent

Governor taps Davis
assistant to run school
district until elections

By Don Coble
Reporter

The governor acted quickly to replace Addison Davis, who resigned his position after being selected unanimously by the Clay County School Board.



David Broskie

Effective March 1, Broskie, of Fleming Island, has been the assistant superintendent of the Clay County School District since 2015. He's worked for the school district for 30 years and served as a principal from 2003 until 2013.

"I think there was a group of people who really wanted to see stability in the district, to continue the upward trend," Broskie said. "There isn't a capacity I haven't been involved with in the last 20 years."

At the same time, this is all brand new.

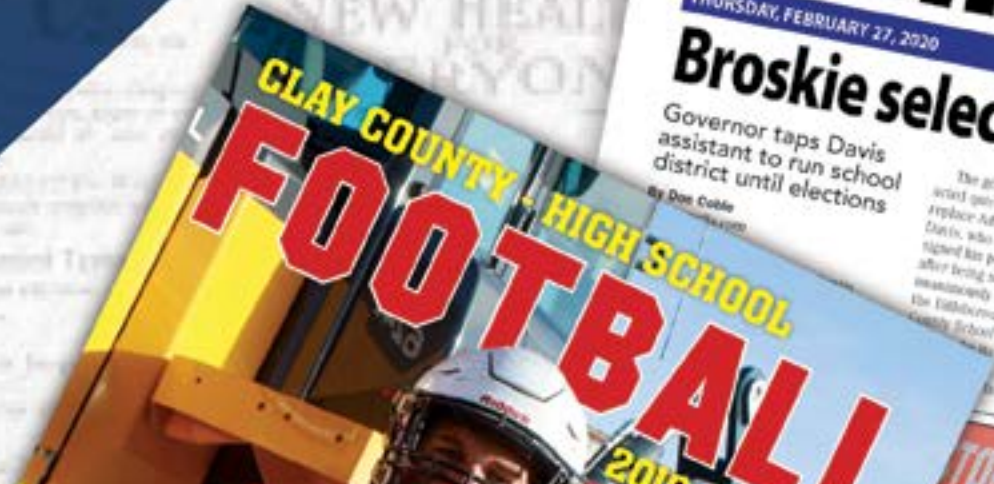
He was recognized as Principal of the Year in 2010 by the Florida Department of Education. Broskie earned his bachelor's degree in education from Mansfield University of Pennsylvania and his master's degree in educational leadership from the University of North Florida.

This Week ...
LEGO team makes their mark - PAGE 11
Spartans earn eighth state bid for state title
Clay Entertainment Guide - INSERT



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VOLUME 56, NO. 9 75¢





OPCC Board of Directors Meeting

September 21, 2021 / By Bob McKinney

Mother Nature provided rain and humidity for this meeting. Here's hoping October's meeting is more comfortable.

We started this meeting off with intentions to follow Robert's Rules of Order as the agendas have shown since my first meeting 10 years ago, but have never been followed. This will make a more orderly meeting. We understand some residents will have a difficult time with the new format, but in time, the meetings will run more smoothly. Be prepared for a learning curve.

We had a surprise guest, Paul Blackstone, COO, 121 Financial Credit Union. He spoke about the credit union's position and current offers for the golf course. His session was lengthy, and he answered any questions he could within his legal ability. This was an excellent example of why in-person attendance is critical as this article cannot contain all the issues. 121 will consider OPCC as a potential buyer, but they currently have two perhaps three offers on the table for

\$1 – 1.2 million, so our hopes for \$800,000 are remote. By the time this issue arrives, you should have had the community survey checking the community's appetite to purchase the golf course with a rough idea of the costs. We are not able to determine actual costs at this stage, but if the community does

not support the lower range we are providing, there is no use doing a more comprehensive study. In that case, the board will move on to working with 121 and potential buyers to get the best deal we can.

The ARB had another busy meeting with approvals for roofs, screened rooms, and landscaping. As the weather cools down, more projects will be planned. Please remember applications must be submitted and approved prior to commencement of work.

The plans to fix the road issues at the gatehouse have hit a bump. The contractor we chose is not returning calls; perhaps this is due to staffing shortages. We are looking at other options.

Effective November 1, our new security company, Giddens Security, will take over duties from Garda. Please be patient as they make this transition.

The first draft of the 2022 budget is underway and will probably be the first of several. I expect to have an open budget meeting towards the end of October to get community input. The requirement for an increase in minimum wage is really driving the 2022 budget and we will attempt to keep the increase to a minimum.

The next meeting will be held October 19 at 6:00 p.m.

2021 OPCC Board of Directors

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jtoss@cbvfl.com

Bob McKinney, Treasurer
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Paul Beach, Member at Large
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Quint Bowman, Member at Large
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Wilma Miller, Member at Large
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Linda Sparks, Member at Large
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ecology22@aol.com

Publication Policy

The function of the community newsletter, "Behind the Gate" is to serve the entire gated community of Loch Rane and Orange Park Country Club and is a product of Clay Today.

Priority will be given to reporting news and activities of the community and other news and events that directly affect the residents. Second priority will be given to articles of general interest as space permits. Articles and photos must be sent to Lisa Beach at lisabeach@gmail.com by the deadline date below. Due to space limitation, all articles are subject to editing.

Letters of opinion must be signed, as well as brief and in good taste. Views expressed are those of the writer and do not express the viewpoint of the publisher, OPCCOA or LRIA.

Acceptance of advertising does not constitute an endorsement or approval of any product or services by the publisher, OPCCOA or LRIA. The publisher reserves the right to refuse advertising that does not meet the standards of the publication.

The publisher of "Behind the Gate" agrees to indemnify and hold harmless OPCCOA and LRIA for any claims asserted against or financial liabilities incurred by them arising from commercial content of this publication or anything contained in any advertising copy, including without limitation any claims of whatever nature asserted by advertisers or potential advertisers.

OPCCOA/LRIA Steering Committee Report

September 2021 / By Randy Rutan

September's meeting was called to order by Tom Coppola at 6:00 p.m. There was a quorum of committee members present. The August meeting minutes and financials were unanimously accepted. The August gatehouse report was provided by Garda. The committee unanimously approved the 2022 landscape contract from Tree Amigos. It was slightly higher than the 2021 contract due to the need to increase wages. A proposal has been requested for installation of Christmas lights at the gate. Last month approval was given for the paver project at the gate. We are still waiting on the contractor to schedule the work. There was some discussion regarding issues with barcodes and gate passes. Follow up will be done with gate staff. The meeting was adjourned at 6:47 p.m. and the next meeting will be held October 21 at 6:00 p.m.



Loch Rane Board of Directors Meeting

By Brian Rogers

The September meeting of the Loch Rane Board of Directors was held on September 28. It was sparsely attended by residents in person and via zoom.

The treasurer's report announced that we are still under budget for the year, which is great news. We hope to continue and parlay into additional expenses coming up for 2022.

The Steering Committee approved a bid from Giddens Security to replace GARDA after an extensive research and interview process. The plan is to have Giddens take over for Garda before the end of the year. Some existing staff will be offered to retain their positions within Giddens as part of the changeover. The increase in cost for 2022 is approximately \$86,000 dollars (split between both communities).

The resident organizing the neighborhood garage sale will soon set a date. It will should be towards the end of the year. We will announce this across all platforms once the date has been selected. Additional volunteers to help are still welcome!

We are happy to announce the completion of the 2021 Storm Drain Relining project with the completion of the very last "critical" storm drain earlier this month. This was a huge step in addressing many critical infrastructure repairs within the community, but does not even cover half the remaining storm drains in need of repair.

The CAM team should have the 2022 proposed budget available for the BOD to review and share at the October meeting. We will also be discussing the expectation of a 5% increase in dues to cover higher operating expenses next year (for instance the increase in the security

contract), as well as the expectation of another special assessment to allow us to address more of the drainage and infrastructure issues that have impacted the community for quite some time. We realize that increases in dues and assessments are never welcome news, but unfortunately these projects will simply never be completed without taking these steps to fund them.

The BOD has obtained an estimate to excavate and repair the sinking road/storm drain basis at Ennis and Duart. However, before we can move forward we need to locate the source of the constant flowing water into the street on Ennis from a resident's home.

The BOD approved a bid from TOCOI engineering for plans to excavate and repair/restore the large discharge ditch that runs behind Arran Court fed by both the retention ponds in that area. Getting plans will allow us to obtain an accurate estimate from a contractor to perform maintenance. We expect this project to be approximately \$100,000.

We have not rescheduled the underdrain installation in the swale between Cameron and Duart. Additional residents in that area have expressed concern about the swale needing repair in areas where residents have erected fences and blocked the normal surface flow of water. We will have the contractor observe this area and give an opinion on how best to address or repair these issues.

A huge shoutout to Arlene Muehl who secured and installed a complete set of windscreens for the Loch Rane courts at no cost to the community! Thank You Arlene!

The next meeting will be held on October 26.

Submit Your Stories

Help contribute to your community newsletter!

This newsletter is produced for Loch Rane and Orange Park Country Club. If you'd like to offer content for publication, here's how to get started:

Stories/Photography: Send your articles and/or high-resolution JPEGs to Lisa Beach at lisacbeach@gmail.com. Articles should be sent as Microsoft Word attachments that are saved

as ".doc" files. Photos should also be sent as attachments not embedded in an email.

The November 2021 Deadline for content; Sunday, October 17.

About this Newsletter

Publisher/Advertising:
Jon Cantrell, jon@opcfla.com

2021 Loch Rane Board of Directors

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2021 Steering Committee

Kathryn Marko, *Chairman*

Randy Rutan, *Secretary*

Daniel Butler, *Member*

Thomas Coppola, *Member*

Gary McMahonill, *Member*

The Steering Committee meets on the third Thursday of each month at 6:00 p.m. at the community building. The purpose of the committee is to oversee issues of joint interest in the common areas of Loch Rane and OPCC. Homeowners of both communities are invited to attend.



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Call for Candidates for OPCCOA Board of Directors

At the end of 2021, the terms of office for two members of the OPCCOA Board of Directors will end. Volunteers are needed to fill these positions. Do you have a desire to serve our community in a positive way? Are you a community minded team player? Please consider running for the Board.

Applicants must be homeowners in good standing (Dues/ Assessments must be up to date); able to attend the monthly meetings; be familiar with electronic communications. In addition, Florida Statutes require that Board members read and become familiar with the governing documents for the community. Aspiring members can find these documents on our website, www.opcc.info.

If you are interested in running for a vacant position, please mail your application and photo to OPCCOA c/o Lifestyles Property Services – 586 Marsh Landing Pkwy – Jacksonville Beach, FL 32250 , or email to Karen Gowen, Community Manager at karen@mylrw.com. **Applications must be received no later than 5:00 p.m. on Wednesday, October 13, 2021.** (*Applications received after the deadline will not be included on the official ballot.*) Applications should include name, address, phone, email, qualifications and reasons for serving (*in 500 words or less*). Candidate applications and photos will be posted online and in the November issue of Behind the Gate.

Formal Notice of the Meeting, Ballots, Proxies and instructions will be mailed to eligible voting homeowners in early November.

Could your time, talents and professionalism positively affect the place we all call home? If so our community needs you to volunteer as a member of the OPCCOA Board of Directors.

FUN EVENTS FOR OCTOBER

10/08 FOOD TRUCK FRIDAY 5 – 8 p.m.

Come enjoy the food from 3 trucks: Butt Hutt serves great pulled pork, spicy sausage, grilled or jerk chicken, beef brisket, Pizza Brigade offers French bread pizzas, sandwiches, wings and salads and Doughsserts has cookie dough confections and more.

10/16 FAMILY MOVIE NIGHT 8:30 p.m.

Bring some snacks and enjoy the Disney movie Hocus Pocus. It lasts about 1 hour 36 minutes and has lasting Halloween appeal for kids (and adults).

10/20 LADIES LUNCHEON 11:30 a.m.

All ladies of OPCC and Loch Rane are invited. Meet us at the Club Continental. Enjoy wonderful food and lively conversation. Cost is \$18.00 including gratuity. Contact Frances Smith at fksmith63@comcast.net or cell: 917-916-9684 for more information.

10/22 FOOD TRUCK FRIDAY 5 – 8 p.m.

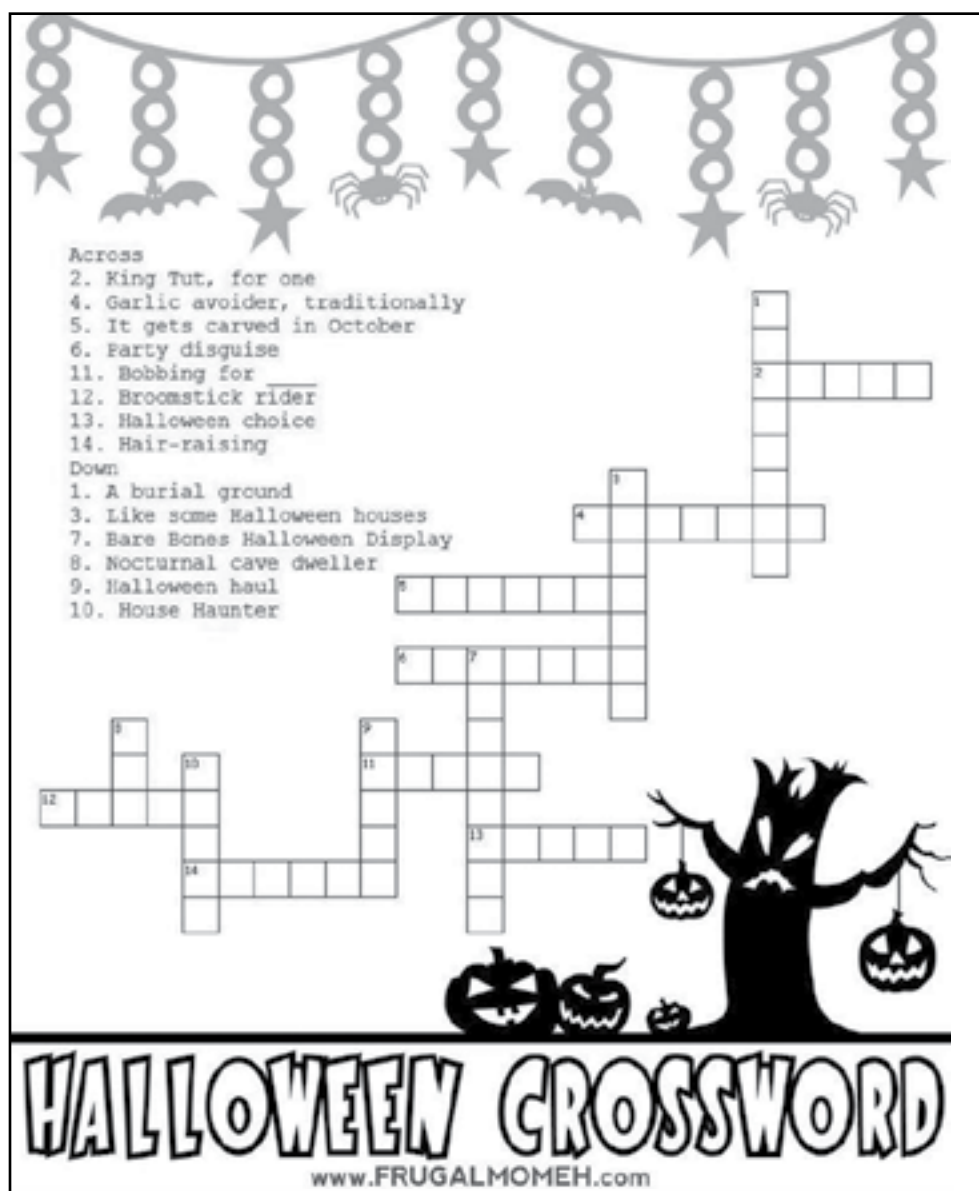
There will be 2 trucks: KBop is a Korean BBQ truck and Ma-ma's Food serves empanadas, quesadillas, grilled chicken wraps, tacos and more.

10/30 COSTUME PARTY AT THE CABANA 7 – 9 p.m.

All residents (Adults and Kids) are encouraged to come show off your Halloween costumes. BYOB and food. There will be music and prizes. More details will be provided closer to the event.



Kids' Korner



TRICK OR TREATING

October 31, 6:00-8:00 p.m. If you would like to be visited by the neighborhood's littlest ghosts & goblins, just leave your front door light on during these hours!



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LADIES LUNCHEON DATES CLUB CONTINENTAL

2021

Theme

Host(s)

October 20

November 10

December 15

Holiday

2022

January 19

February 16

March 16

April 20

May 18

Mardi Gras

There does not have to be a theme for every luncheon. We can just get together for lunch and enjoy each other's news and events. If you would like to host a luncheon, please contact Francis Smith at fksmith63@comcast.net.





Ladies and Gentlemen, Health is Wealth. Come join the fun.

Water Aerobics will continue into October on Monday & Wednesday's at 2:00 p.m. when the water should be warmer in the afternoon.

Fall/Winter chair Yoga/Pilates will begin Tuesday, November 2, 9:00 a.m. Classes will be held Tuesdays and Thursdays, 9:00-10:00 a.m. at the pool cabana thru February 2022. Robin McKenzie will be the instructor. The cost is \$10 a month. You will need a pair of hand weights (2 or 3 pounds or heavier if you choose).

Please contact Wilma Miller at wcmil@bellsouth.net or 904-553-1407 to sign up.



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ATTENTION OPCC HOMEOWNERS PLEASE PARTICIPATE IN THE SURVEY REGARDING THE PURCHASE OF THE FORMER GOLF COURSE PROPERTY

As per a decision made by the Board of the Directors at the September 21, 2021 Board meeting, in early October a single question, limited survey will be sent to all OPCCOA homeowners to assess homeowner support for the Association to continue to pursue a possible acquisition of the former golf course property. The limited scope of the survey is to determine support for a purchase, knowing that there will be financial commitment required from the homeowners to source funds to purchase and maintain the property. If there is enough support to move forward, the Association will draft a new "offer" to submit to 121 Financial Credit Union. Please follow the instructions included with the survey and return your survey no later than October 13th so that your opinion is included in the results.

Note that more background information and instructions will be included with the survey.

You can go to our website at www.opcc.info – click the OPCCOA tab – Click Board of Directors – Go to Meeting Minutes – Click 2021 Meeting Minutes and Select the 09/21/21 Meeting Minutes to find out more about what led to the decision to conduct a survey. Note that you have to be registered on the website to access this information.

Sheila's Monthly Inspiration

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