

The Rainbow Times

R A I N B O W B A Y P R O P E R T Y O W N E R S A S S O C I A T I O N , L T D .

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is published by the
Rainbow Bay Property Owners
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Board of Directors:

- **R. Perry Pinder**, *President*
- **Charlie Moore**, *Vice President*
- **Matt Hoopes**, *Secretary*
- **George Chiulli**
- **Donna Hoffman**
- **John Kavalli**
- **Richard Longchamps**
Treasurer:
- **Bill Hoffman**

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P R E S I D E N T ' S L E T T E R

Dear Members:

Fall is well underway and as you have all by now clearly observed we've had a beautiful summer blessed with a very copious amount of rainfall and HAPPILY a very quiet hurricane season. These two factors have resulted in the island being once again returned to its state of lush green tropical vegetation. May this weather pattern continue in the years to come!!! As far as Rainbow Events it has been a rather quiet season since the last AGM in March 2007 . With no major crises to report, a few events however are worth mentioning and they are:

Condominium Project . Revised plans for the Condominium project, "Sunset Cove" were submitted by the developers in late June of this year. The revised plans, although reducing the overall height of the building by 1 and a half feet, still remains a 4 story structure facing the ocean. As the modification did not meet the request of the Board and the members as demonstrated at the AGM in March 2007, the Board has not approved the "revised plans".

Kubota Tractor: We experienced some difficulty with the new Kubota tyres as they were not particularly adaptable to our use on the roads and beaches but rather were tyres better suited to golf courses. Research made by George Chiuli with the Kubota dealer in Florida resulted in the Association making the decision to replace the tyres with ones more suited to our needs. This resulted in an increase in the overall cost of the tractor by a few thousand dollars but the additional expense was deemed cost beneficial for the overall functioning and proper use of the tractor.

Ocean Drive Wash out : In May of this year there was an unusual tidal surge that affected Ocean Drive by washing out and rendering a large section of the road near Hidden Beach impassable. The Association has temporarily placed "Road Closed" signs to warn drivers of the serious danger. This part of Ocean Drive has historically been a very big problem area as it has been washed out on several occasions. This issue is tabled for discussion in the Board Meeting on October 27th where possible solutions to the

problem are to be addressed.

Ongoing Member contributions: I would like to take this opportunity to once again thank all members who have donated money, time and support over the years making Rainbow such an outstanding success. Many residents of Eleuthera look at Rainbow as a model subdivision on the island and as a Board member, I am often asked information of how we are organized, what are our procedures and how do we keep community members happy. I take it as a compliment to our Association that other residents of Eleuthera inquire about our Association with such interest. There are a number of new faces around the Subdivision and we would like to encourage those newer members to become involved with the Association in a manner that suits them either by applying to be a member of the Board or through simply joining one of the many committees. There is something for everyone.

Sincerely yours,

Perry Pinder, President

2008 ANNUAL GENERAL MEETING

The 2008 Annual General Meeting is scheduled for March 1, 2008. However, as in the past, it is highly unlikely that a quorum will be present. Therefore *the actual Annual General Meeting will be held on Saturday, March 8, 2008, at 10 A.M. in the Association Building near Rainbow Inn. Make plans now to attend the meeting and the Annual Rainbow Beach barbeque which follows the meeting.*

Nominations for the Board

Any one wishing to be a candidate for the Board of Directors in 2008 should notify the Secretary in writing prior to December 8, 2007. Written nominations should include a short biography suitable for helping to inform the members about your candidacy, interest and qualifications. Nominations may be submitted in any of the following ways: 1) Hand-deliver to the Secretary, Matt Hoopes, Honey Creeper Road, Rainbow Bay; 2) Mail to RBPOA, PO Box EL-25145, Govern-

nors Harbour, Eleuthera, Bahamas; 3) Mail to RBPOA, PO Box 620864, Orlando, FL, USA, 32862; 4) E-mail to Secretary@RainbowBay.org or, .5) fax to 242-335-0535

Please note: all directors elected in 2008 will serve a two-year term of office. The Board is comprised of up to seven individuals. After the Board is elected, the members of the Board elect the officers.

MINUTES OF 2007 AGM

The 2007 Annual General Meeting was held at the Rainbow Bay Property Owners Building in Eleuthera on March 3, 2007

President Perry Pinder called the meeting to order at 10:00 AM.

The Record of Attendance is appended hereto. Perry introduced the members of Board: George Chiulli, Donna Hoffman, Matt Hoopes, John Kavali, Dick Longchamps, Charlie Moore; and Treasurer, Bill Hoffman.

Perry greeted the members and then introduced members of the police force who had asked to speak at the meeting. Sergeant Rolle, Sergeant Newbold, and Corporal Bell, all members of the Hatchet Bay Police Force, thanked those from Rainbow Bay who had attended the Policeman's Ball. They reviewed police matters. Over the past year, there were nine incidents concerning the police, three of which had been solved. Other cases are await-

ing trial. The process takes time because the magistrate comes from Nassau and may only hold hearings once a month. Sergeant Newbold stated that the suspects were being held in Nassau and were out of the immediate community.

Voted (Unanimously) to accept the Minutes of the 2006 Annual General Meeting and 2006 Extraordinary General Meeting.

President's Report. Perry reviewed the history of the condo plans for Sunset Cove, a project under development by Arvid Hvidsten. Perry noted that the Board approved the original plans but rejected the new plans due to height, density and aesthetics. He also relayed the information offered by the Ministry of Financial Services & Investments of the Bahamian Government in its letter to Lloyd Johnson, Mr. Hvidsten's representative. The letter suggested that the proposed building height was excessive and only the RBPOA

could grant approval. An added concern is that the view from Rainbow Inn would be restricted by the 34-foot height.

Perry continued his report by discussing the purchase of the new tractor and trailer. He also stated that it is the responsibility of owners who rent their houses to make sure that there is a copy of RBPOA rules for each renter. He mentioned that boat owners had commented that the 3-foot drop off at the edge of the ramp makes it difficult to use at low tide. He asked for suggestions to make repairs.

Perry reported that a portion of the new roadwork had been test-sealed at a cost of \$15,000, and that funds would be allocated each year for road repairs. Perry introduced Treasurer Bill Hoffman who presented the master plan for the roads. As funds permit, the sections recently cemented will be sealed, and at the same time, work on the quarry roads will begin next October. This

The members expressed opposition to the [Sunset Cove] project as proposed and urged him to implement the original plans

will involve an individual approach to each of the areas identified by Bob Poehlman, to determine the water runoff, type of culvert needed and amount of cement and crushed quarry required.

Perry reminded members that there is a six-month limit on trailers on Rainbow roads.

He thanked the Social Committee for organizing the cheese and wine party and other events. He also thanked those who had volunteered to move the beach equipment. Perry concluded his report with a tribute to Theresa Ferguson, a long-time resident of Rainbow Bay, who recently passed away.

Treasurer's Report. Bill Hoffman gave the Treasurer's report as it appeared in the newsletter and gave additional information regarding the new fee schedule. Bill responded to questions. It was suggested that it might be wise to have a certified audit done every two years; others suggested that it might be done upon request. [The full Treasurer's Report was previously published in the Spring 2007 newsletter.]

Presentation by Arvid Hvidsten, a member of RBPOA and the developer of Sunset Cove Condominium project. Arvid addressed the members. He defended the plans but was unable to satisfactorily allay the members' concerns about the septic system, height, overall size, and the extra story. The members expressed opposition to the project as proposed and urged him to implement the original plans. Some members offered to meet with him to arrive at a

more acceptable design.

Other Business. Pat Morrison invited all to join the party to be held on March 10th at the Association Building.

It was suggested that the data base of members presently held exclusively by the Treasurer, be made available to the Association's attorney.

Freddie Ferguson reported that there was as yet no firm date for the installation of cable access. He thanked the members for their kindness, support and sympathy at Theresa's passing.

Stew Morrison suggested that members should be aware of negative comments appearing on Eleu.net, and Seldon Loring suggested additional signage at the new trash site was needed.

Perry concluded the meeting by inviting all in attendance to join the Annual Beach Party, to be held on Rainbow Beach immediately following the Annual General Meeting.

Voted (Unanimously) to adjourn at 12:35 PM.

Respectfully submitted,
Matt Hoopes, Secretary

Record of Attendance

Pierre Arcoutte
Gigi Arcoutte
Muguette Bozic
M. Bozic
Anthony Brown
Haige Brown
George Chiulli
Pauline Chung

Anthony Chung
Freddie Ferguson
Dawn Gingold
Eric Gingold
Melanie Halkities
Christine Harding
Clive Harding
Bill Hoffman
Donna Hoffman
Brenda Hofler
Ed Hofler
Matt Hoopes
Arvid Hvidsten
Jovanka Jovanovic
Anita Kavali
John Kavali
Gerhardt Koelbl
Elizabeth Koelbl
Cindy Knowles
Gail Longchamps
Richard Longchamps
Selden Loring
Tulikki Loring
Deborah Marshall
Jim Marshall
Charles Moore
David Morris
Enid Morris
Pat Morrison
Stewart Morrison
Andrew McCall
Jani McCall
R. Perry Pinder
Bob Poehlman
Maureen Poelman
Betty Rice
Bob Rice
Sharon Russell
Nid Sawetawan
Vinai Sawetawan
Bob Serfass
Loretta Serfass
Cindy Smirnoff
Steve Smirnoff
Friedl Spence
Sam Spence
John Watts

ANOTHER PAIR OF HANDS!

Joining a committee is a great way for newcomers to get to know more about Rainbow Bay and an exciting way for seasoned residents to keep in touch. In 2002, the Board established a number of committees with the goal of energizing and involving RB members in the process of building community spirit. Since that time, numerous residents and visitors alike have volunteered to help build Rainbow into the thriving and

enjoyable society it has become.

Whether you live here full-time or come for a few days or weeks each year, there is always a lot to do. Here is a list of committees – see if something catches your eye: General Area Beautification; Social (Welcoming); Publications; Roads, Road Improvements, Equipment and Maintenance Building Upkeep; Street/Road Sign Repair and Replace-

ment; Tennis Court Events and Routine Maintenance; Beach Upkeep and Beautification. If you want to join a committee or just help out from time to time, please contact any member of the Board or click onto info@rainbowbay.org. Your help and ideas will be greatly appreciated.

Donna Hoffman

RAGE 2007

It was late spring of this year. The day was nice and sunny with a slight breeze. I think that "Davey Jones" must have had some bad Burrito's or Chinese food. I don't know if he just rolled over or maybe he had some bad gas. Which ever it was, it created quite a scene at Hidden Beach and Ocean drive. The Islanders call it a Rage, I call it some big ass waves. They came rumbling in and you could here them from the sea side of the island in Rainbow Bay. The Intensity was short lived and only lasted for 6 or 7 hours, but the results were quite staggering.

There are several pictures on our website showing the damage done by the "Rage" that hit the Hidden Beach curve. You will see that while this area was never in

the best of shape, it is now totally destroyed. To view all the pictures, go to http://rainbowbay.org/May07_Surge.html.

The top photo on the right shows the size of some of the boulders that were thrown around. The middle photo also shows the hole that has been etched out by the massive waves. This hole is about 4ft deep. The bottom photo shows the damage looking at the south end of the curve on Ocean drive. There were two very large eroded craters created by this weather phenomenon. This area is totally impassable, and there are no plans for repair at this time. I posted "Road Closed" signs at each end as a precaution.

John Kavali

déjà vu Again: 20 Years Ago - June 1987 Newsletter

"The Board will be seeking estimates for repairs to the sea wall along Ocean Drive near Hidden Cove Beach and for repairs to the road as well. Severe winter storms over the past several years has [sic] caused a great deal of deterioration to one stretch of wall and road and some solution must be found before the road [sic] is lost; perhaps for good."

FUN IN THE SUN

The Winter/Spring social scene was very busy in Rainbow Bay! It started off with a bang in January, with Anita and John Kavali hosting a farewell party for long time friends and residents, Bob and Jane Boonstra. They sold their ocean view home of 15 years and purchased a new one in Sebastian, Florida. Everyone on island in Rainbow was in attendance to wish them well, bringing along with them their favorite appetizer.

The tennis courts were once again busy, men's doubles and singles and mixed doubles. Lots

of decorated clothespins on the reservation board.

Heading towards Valentine's Day, the Koelbl's held a beautiful sunset party at their home, "Caribbean Breeze." More people had arrived for the season (by now about 40) including the adorable Szczesnick girls and Daisy Dog. There was lots of food and, of course, Lilli's famous Sangria.

The Beach Committee put Rainbow Beach in shipshape in preparation for the Annual Picnic on March 3, raking and clearing away Mother Nature's debris -



Enormous rocks tossed about by surge.



Wash-out in Ocean Drive



Ocean Drive at Hidden Beach

we wanted it to be beautiful for the visiting members who come for the Annual Meeting. The Social Committee served coffee at the Meeting and announced upcoming events. The party at the beach was a huge success, with everyone enjoying Billy Stubbs' wonderful Bahamian food, served up by the Ladies Group. The weather was glorious – definitely a “Fun In The Sun” Day.

The Social Committee sponsored a Saint Paddy's Day sing-along/dance/hor d'euvres party. Pat Morrison and Gail Longchamps organized the Decorating Commit-

tee comprised of Betty Rice, Nid Sawetawan, Barbara Langworth, Enid Morris, Lilli Koelbl, and Jovanka Jovanovic who hung shamrocks and gave the hall a “Martha Stewart” makeover. Gail played old-time songs to sing to on her keyboard and then switched to dancing to the tunes of the 70's. Nid led the dancers in the Y.M.C.A. and the chicken dance. Lilli sang her rendition of Lily Marlene in French with her wonderful German accent; she got a standing ovation and whistles. Such a group of talented and fun-loving people from all over the world. We decided we are truly a league of nations.

In mid-March, Gigi Arcoutte arranged a ladies luncheon at the Rainbow Inn. About 15 Rainbow women enjoyed Ken's great food and Michael's pizza. It was a wonderful time for the ladies to get together and exchange island stories.

March came to a close with an evening of stargazing at the Langworth's. Barbara printed all the material for us to follow the constellations du jour and set up her own and Enid's telescopes. Barbara and Nid attempted to teach us stargazing 101, while we all enjoyed snacks and wine.

Gail Longchamps

M A I N T E N A N C E M A T T E R S

Patch/smear

This process, initiated by Bob Poehlman, was re-applied to Lazy Shore, Wandering Shore and Sleepy Shore early this year. Matt Hoopes supervised the work, coordinating sand and cement deliveries and overseeing the crew. Matt continues to oversee the efforts of brushwacking and park site maintenance.

Boat launch ramp

Charlie Moore managed repairs to the drive to the boat ramp. Plans are to use sandbags and cement to fill the dropoff at the bottom of the ramp.

Old trash bin site

A second triangular flower bed on the south side of the rectangular stone walled flower bed is being built by Max Brave, to match the original bed donated by Barbara Fischl and Matt Hoopes. Barbara donated many plants for all three beds and Matt helped finance the final bed. This will complete the transformation of the former trash site to the Subdivision's largest park area.



Max Brave is building the wall for a new flower bed at Wandering Shore and Queens Highway.



The Boat Launch Ramp by the tennis court has been cemented.

**ANNUAL RIDE FOR HOPE
ELEUTHERA BAHAMAS MAY 3RD**

*Over \$ 200,000
was raised for
Cancer awareness*

No, that's not LANCE ARM-STRONG! That's the one and only Lance wannabe Rainbow Property Owner's Association President Perry Pinder.

The second annual RIDE FOR HOPE BIKATHON, a Fund raiser for Cancer awareness, was extremely well attended with over 100 participants from all over the Bahamas. The annual event starts at North Eleuthera Airport and continues south to Palmetto Point. Participants wanting to attempt the entire 100 mile ride would ride from North Eleuthera Airport to Palmetto Point and back to North Eleuthera Airport. Those of us who were not as ambitious could ride from North Eleuthera Airport to any one of the 5 points along the way to Pal-

metto Point and back. I managed the distance from North Eleuthera Airport to Gregory Town and back to clock up 30 miles which took me about 3 hours. Each participant would gather a list of sponsors for their individual achievements and remit the proceeds to the Cancer Society of the Bahamas. When all was said and done a total of over \$ 200,000 was raised for the cause from this single event.

The 2007 Ride For Hope Bikathon was an extremely successful fund raising event that is likely to become an annual highlight for the island of Eleuthera in the years to come. There is nothing more thrilling than riding along the Queens Highway while enjoying all the

spectacular views that the island has to offer. Truly an enjoyable event. The only thing I might recommend to the organizers is to start the event earlier in the day say at about 8.00 am to enable a cooler ride. Starting the event at 10.00 am resulted in much of the ride taking place in the mid-day sun and thus a draw-back particularly for the older participants.

The date for this event in 2008 has already been set for Saturday April 5th. So mark this date on your calendar for next year and join in on the RIDE FOR HOPE.

Perry Pinder



Perry setting off for the Ride for Hope



Perry & colleague at No. Eleuthera airport

PARDON THE DUST

Back in January Perry asked me if I would take over the RBPOA Building Permit process. I knew from the get go this would not be easy. A decade ago I was involved

with this task. Some of the newbie's must be shaking their heads, this can't be so. Yes, I'm in my sixteenth year, serving on the board. All property owners should

know that an approved building permit must be obtained from the Association before building can begin. It is posted on the web site. These permits are in the mainte-

nance building and various Board members have them. Since January, six applications have come my way. Five have been approved (one of which was a garage permit),

one is pending.

All property owners should realize that the whole purpose of the permitting process is to PROTECT the rights and values of ALL property owners. The Rainbow Bay Restrictions and Conditions are listed on the web site and on the back of permit applications. The approval process takes time, just as it does in the states or any where else. The Board has spent a lot of time and effort to have the Bahamian authorities honor our request that an approved application from the RBPOA Board be provided before they approve a building permit. This takes time! The local government meets on this matter once a month, plan ahead. Do not expect to visit this beautiful island for a week and then

expect or in some cases demand that an approval be provided before you leave. We are still waiting to see plans on a spec house that tentatively approved. Town meeting tomorrow! Oh my gosh!!!

All permits need to be filled out completely to make this process work. Lot number and Block number are very important, as well as the owner's signature. The whole process begins with checking that the owners' fees are current, that the application has been properly completed and the \$100.00 application fee is paid, and finally that a set of building plans with elevation and setbacks is provided.

The plans must show where the structure will be positioned on the lot, both horizontally and vertically and the size measure-

ments. This is important to comply with square footage, property line set backs and height restrictions; all of which are part of the Restrictions and Conditions.

Recently, a property owner had a problem getting a local government permit because the Association's permit was illegible (due to various faxing). A signed original permit works best, or a down loaded application from the web site. All Board members and individual property owners are encouraged to be vigilante. This will help prevent 3-story buildings or triplexes in front of your house. Remember, plan ahead—everything takes time in paradise. Co-operation is greatly appreciated.

George Chiulli

WHERE THE ACTION IS!

Updated versions of the Rainbow Bay Survival Guide are available upon request, thanks to Enid Morris, Donna Hoffman & Anita Karali.

The approaching season promises to be full of fun, excitement, culinary classics, new friends and of course, the best sunsets on the planet.

As residents start arriving at "THE BAY", the Social Committee comes out of hibernation to begin organizing planned and impromptu fun activities in PARADISE.

Celebrating every holiday, "RAINBOW STYLE", is becoming a tradition. We look forward to meeting all our new residents and having them become an active part of our social scene and sharing their ideas.

This year, some of our plans are cooking classes for the adventurous, [we have residents from all over the world] try Latvian PIRAGIS, a German residents "French Baquettes" [she must have lived on the French/German border]. Bring your favorite recipe and share. We'd like to start craft classes and we have some talented artists ready to share their gifts.

The Board has promised us new banquet tables for the community hall, so bring on those great pot luck, hors d'oeuvres parties. Valentines, St. Pat's, Easter! Make up a new holiday, any excuse for a get-together!!! Bring

your racket and join in the tennis games. "GL", has purchased a new digital keyboard, and promises to keep the music rockin'! Maybe somebody would like to teach line dancing?

How about having a New Year's Eve party on Rainbow Beach? Is the moon going to be full? Let your toes sink into the sand.

Have we convinced you yet that the 2008 Winter/Spring Season on Rainbow Bay is where you want to be? It's where the action is!

*Gail Longchamps
Social Events Committee*

A special request of people who frequently rent their cottages.....

Several members who often rent their homes to visitors and tourists have suggested that there should be an additional contribution toward the upkeep of Rainbow Bay. They realize that these rentals put added stress on our facilities, and while many renters are very considerate, others think nothing of misusing picnic tables and cabanas, littering the beaches and roads, and so on. The suggested additional donation amount is \$1,000. Consideration of this request will be greatly appreciated.



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WE'RE ON THE WEB:
<http://www.RainbowBay.org>

Presorted
First Class Mail
Paid

Return postage
guaranteed

First Class Mail
Address Service Requested

C L A S S I F I E D S

RBPOA will list your house or property for sale on the Web site. A fee of \$100 will keep your ad on the site for twelve months, complete with a photo and brief description. Your listing will also be included in the next Newsletter. Send your copy and your check, payable to RBPOA, to P.O. Box 620864, Orlando, FL 32862

184 Feet of Caribbean Waterfront. Section A, Block 15, Lots 5 & 6. Two gorgeous waterfront lots sit side by side with excellent elevations and beautiful sunset views year round. Great location also being just a 2 minute walk to both tennis and the Rainbow Bay Restaurant and Inn. Priced to sell at \$139,900 per lot or \$250,000 if sold together. *Contact: Tom Rosen. Tel: 954-608-9898. Email: nas35@yahoo.com.*

Quality Lot. LOT 46 BLOCK 40 RAINBOW BAY C - \$33,000. Nice High elevation. Treasure Hill and Hapenny Road. Gorgeous views of Fisherman's Point and only steps secluded Come & Go Beach. Good flat surface for home site. *Contact: Sandee Hawk. Tel: 386-437-0321. Email: island-homes@bestnetpc.com.*

Double Atlantic View Lots. Two adjacent 9600 sq ft (each) lots with broad Atlantic-view. Elevation 40-60 ft. Section A, Block 8, Lots 12 & 13. Short walk Enlarged contour drawing available for planning. Taxes & RBPOA fees US\$44,000 each lot. Fees & costs to be paid by purchaser. *Contact: Karl Nelson. Fax: 239-455-4284. Email: knarch@cs.com.*

Atlantic View - North & Northwest. Oversized 10,800 sq ft lot on Spyglass Road. Elevation 80-85 ft. Lot 04, Blk 17, Sec B. Priced for quick sale: US\$55,000. *Contact: Mary Mason. Phone: 201-583-2286 or 732-741-9456. Fax: 201-583-2280. Email: Mary.Mason@axa-equitable.com.*

Coral Reef Villas. A beautifully elevated property on Ocean Drive (Lot 14, Block 19, Section B) designed to capture the cool breezes of the trade winds and the gorgeous blues of the Atlantic Ocean. Each unit features an open concept kitchen, dining and living area with a walk out balcony. Fully

furnished and appointed two bedroom two bathroom units. Large double garage/storage space in the rear. Mature landscaping with numerous flowing shrubs and trees. Rainbow residents enjoy use of the tennis court, boat launch facilities, park sites, nearby beaches, and an inn with bar and restaurant. Now reduced to \$299,000. *Contact: Damianos Sotheby's International Realty. Phone: 242.332.2820. Fax: 242.332.3622. Email: Jonathan.P.Morris@SothebysRealty.com.*

Oversize Double-View. 12,520 sq ft lot on Lost Gold Road. Elevation 85-90 ft. Lot 26, Blk 40, Sec C. Asking US\$70,000. *Contact: Phillip Daniels. Phone: 615-361-7113 or 615-310-6696. Email: p318daniels@aol.com.*

2 Oversized Lots. (1) Lot 20, Blk 51, Sec D. 14,070 sq ft. Elev 15-35 ft. (2) Lot 01, Blk 53, Sec D. 10,800 sq ft. Elev 35 ft. Asking US\$40,000 each. *Contact: Phillip Daniels. Phone: 615-361-7113 or 615-310-6696. Email: p318daniels@aol.com.*