

Sandestin E-News  
Written by the Staff and Volunteers  
Sandestin Owners Association  
Issue #90  
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**SOA Advisory Committee Notes Oct. 18, 2006**  
By Charlie Germano

37 neighborhood representatives attended the meeting. This meeting is designed to inform the various neighborhoods of the status and plans of the SOA organization and it is discouraging to discover that only 49% of the neighborhoods were represented by their president or a designee. Those that did attend, please pass this information to your homeowners; those that didn't attend, be prepared to deal with homeowners who complain about not being informed.

The ARB has an opening beginning January 1. Applications are being accepted until October 31<sup>st</sup>. Please contact Carol Thomas at 267-6444.

As reported in E-News, Sandestin is offering flu shots, pneumonia shots and flu mists to homeowners. The shots will be given in the Sandestin Golf and Beach Resort Human Resources training room on November 8<sup>th</sup> from 8:00 AM to 5:00 PM. Costs for these shots are:

Flu	\$20
Pneumonia	\$35
Flu Mist	\$30

If interested, please call 267-8169 to advise how many and what type shots/mists you will be in need of. The Human Resources training room is located on Administration Drive in the first building on the left. Follow the signs to the Human Resources office.

Emergency and Security vehicles are often delayed in getting to the scene of an emergency because of the difficulty in locating a specific residence. Please be sure your house number is visible from the road and unobstructed by landscaping. If your house number is a lighted one, please check the bulb often to be sure it is visible at night. If a neighborhood wants to take this on through their homeowner association, Beachwalk Villas could be used as a model.

Many neighborhoods have put significant efforts into beautification. The Villas at Vantage Point have 'gone Mediterranean' and the results are awesome; Crystal Lake I has relined their main street with Natchez Crepe Myrtles and have really dressed up their already beautiful community; Sandpiper has finished their driveways and gotten a tram stop; and Beachwalk will finish off their wonderful transformation by refinishing their clay tile roofs beginning in November. Kudos to these neighborhoods and others that care!

The new SOA Newsletter, SOAR (SOA Reporter) has published its first edition. It will be produced on the off-months of the Sandestin Globe.

One Sandestin enhancements to Phase I, the Tivoli entrance and the Beachwalk landscape border, have been completed. Phase II, the Baytowne East updates have also been completed. Drainage has been addressed, a roundabout with a fountain has been completed, and the entrances to Troon Drive, Deerwood, Crystal Lake and Island Green have been updated. A portion of the Baytowne Ave improvements were funded by capital contribution from the Huff Brothers. The new Baytowne Lake was financed by the Howard Group. Signage for Lakeside, as well as Burnt Pine, has been delayed until December. Phase III, Baytowne West will begin shortly. Work on phase IV, North Boulevard, is in progress. Phase V, Audubon Drive, is not yet being worked on, and phase VI, Burnt Pine is currently being worked on with a completion projection of the end of November. The North Gate traffic circle's big wall with signage will be completed by the 2<sup>nd</sup> week of November. The timing of the service road from the Baytowne area to the Horseshoe Bayou parking lot is somewhat dependent upon Gulf Power. When completed it will blacktopped and less visible. Trail enhancements, designed by Michael Kidd are 95% complete. The bike trail by SOA Pool #2 and Bay Pines will be modified.

One Sandestin is currently under budget but is running into additional expenditures replacing deteriorated underground irrigation pipes. It is estimated that the project will finish under budget, but not quite as favorable as it currently is.

#### **Projects completed by SOA in 2006 are:**

The Sandpiper North entrance had two underground pipes replaced lake-to lake. The project was funded by reserves.

Saint Andrews drainage was accommodated by unobtrusive modifications to Baytowne #9.

Sandpiper South entry also had bad piping and the repairs were funded through reserves.

The East Gate rotary was redone and a right turn lane added after Appleby's gave us the 'bump' in their property line.

Recharge wells were added to Crystal Lake and Arrowhead Lake. This is an extremely important event since it adds 300 gallons per minute to our water supply. It's important because we use 700 gallons per minute (and counting) for irrigation.

A reclaim pipe was also added. Don't drink the irrigation water!

A portion of Genoa Lake was dredged.

Crosswalks were added to Sandpiper Cove.

Bay Villas had a court overlay.

## **Remaining SOA Projects for 2006**

Mill and overlay Sandestin Boulevard South.

Repair/install drainage in Golfview and L'Atrium

Dredge Arrowhead Lake pending results of soil testing.

## **Security Update 2005 vs 2006**

### Assistance Calls

Last year 4651, this year 4405

### Property Loss

Last year 83, this year 103

### Accidents

Last year 100, this year 94

### Traffic Citations

Last year 85, this year 220.

## **Architectural Review Board Update 2005 vs 2006**

### Homes Under Construction

Last year 57/104\*, this year 48 \* homes built by Huff (Laurel Grove & Bungalos)

### Homes Completed

Last year 39, this year 33

### Contractor Fines

Last year 22, this year 22

### Modification Fines

Last year 19, this year 38

## **Communications Avenues**

Advisory Board Workshops – Neighborhood Association Presidents interact with committee chairmen and board members to discuss concerns and work together for possible solutions. (First session was June 19).

Email [soa@sandestin.com](mailto:soa@sandestin.com) - all concerns and questions are addressed directly or forwarded to the appropriate committee for review and response.

New Website Design – concise, informative and user friendly, [www.sandestinowners.com](http://www.sandestinowners.com) contains staff directory with phone numbers and email addresses as well as committee meeting notes and Board of Directors meeting minutes and schedules.

SOA Newsletter – SOA Reporter – First issue sent 1 June – published semi-monthly and contains information regarding various projects and news within the SOA.

E-News – weekly publications posted on the website with information pertaining to various activities within the SOA.

Blast email – SOA updates sent weekly. Additional emails sent as needed to inform the community of timely matters such as road closures and other important reminders.

1-888-SOA-NEWS – used to report and update owners on inclement weather conditions.

SOA telephone – 276-5008 or toll free at 866-506-9963. Additional telephone numbers available on website.

Owners Directory – complete and mailed last week. Additional copies are available in the SOA office.

### **Accounting**

#### Total Assets

30Sep05- 5,698,991.75; 30Sep06- 6,447,625.42

#### Revenue and Expenses, September, 2006 YTD

YTD Operations; budget – 4,369,202.89, actual -4,444,365.57

#### 2007 Approved Budget

2006 projected – 5,803,036; 2006 budgeted - 5,844,615; 2007 budget – 6,529,333

#### Expenses per RDU

Security	25%
Fixed Asset Reserve	14%
Landscape and Irrigation	13%
Sanitation	12%
Administration	10%
Property Management	8%
Lake Maintenance	5%
Accounting	3%
Depreciation	3%
Capital Reserves	2%

Communications	2%
Emergency Reserves	2%
ARB	1%

Average Home Value (excluding lots and commercial)

Last year 811,000; this year 815,000

**Q and A**

The uniform speed limit will be 23 mph unless otherwise posted. Neighborhoods may want to consider applying to Traffic and Safety Committee for exceptions.

SOA pays Cox 2/3 of the basic cable costs. Once you go with premium channels, SOA is no longer involved in charges over the basic rate.

Cox will continue to transmit analog along with digital after the 2009 change to digital for all TV.

SOA is working very closely with Cox on negotiating discounted internet access as well as looking into wi-fi setup.

December 8<sup>th</sup> is White Lights judging day. Winners will be announced on December 10<sup>th</sup> at the Sandestin Golf and Beach Resort's Annual Open House.

The two new homeowners elected to the SOA Board of Directors are Kent Lillie and Allen Boudreaux. Good luck to both of you.

The next SOA Advisory meeting/workshop will be in February, 2007. We'll get more definite as we get closer.