

SANDESTIN OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
February 17, 2011

MEETING MINUTES

Board Members Present: Kent Lillie, Vice-President
 Hollis Risley, Secretary
 Rusty Decker, Treasurer
 Andy Salmon, Director
 Ken Lloyd, Director
 Don McQuade, Commercial Representative
 Joe Bracciale, Commercial Representative
 John Russell, Declarant Representative

SOA Staff Present: Sandy Matteson, Executive Director
 Jami Williams, Executive Assistant/ HR Admin
 Robin Sedor, Director of Finance
 Tom Cooper, Director of Security
 Victoria Klamerus, Director of Communications
 Kyle Ray, Director of Property Services
 Sharon Drake, ARB Administrator

The Sandestin Owners Association, Inc. Board of Directors held a meeting February 17, 2011, in the Sandestin Owners Association Main Conference Room, Sandestin, FL.

CALL TO ORDER

Kent Lillie, Vice-President, called the meeting to order in the absence of President Dave Stowe at 8:30 a.m.

ESTABLISH QUORUM

Sandy Matteson, Executive Director, acknowledged that a quorum was established with 8 Board members present.

DISPOSITION OF PREVIOUS MINUTES

Ken Lloyd made a motion to approve the minutes dated January 20, 2011 with the extra "s" taken off "maintenance trucks" under the Maintenance Committee Report. Andy Salmon seconded the motion and it carried unanimously.

COMMITTEE REPORTS

Approval of Proposed 2011 Committee Chairs

A chart showing the 2011 Committee Chairs assigned by Kent Lillie, Vice-President, was provided for Members in the February Board Packet. Kent reviewed the proposed Chairman and Nominating Committee Members with the Board.

Don McQuade made a motion to approve the following Chairman for the SOA 2011 Committees: Hollis Risley for Traffic and Safety, Ken Lloyd for Finance, Andy Salmon for Human Resources and Maintenance, Rusty Decker for Landscape and Irrigation, Art Miller for Beach, Dave Stowe for Legal, Kent Lillie for ARB, John Russell for Environmental, Dave Stowe for Development and Governmental Relations, Kent

Lillie for Communications and Dave Stowe, Kent Lillie and Hollis Risley as members of the 2011 Nominating Committee. Rusty Decker seconded the motion and it carried unanimously.

Finance Committee

Ken Lloyd, Chairman of the Finance Committee, introduced Tim Fuller and Christine Hale from Carr, Riggs and Ingram who presented the 2010 SOA Financial Audit. A detailed report of the audit is available on record in the SOA office.

Don McQuade inquired about the status of the SOA compared to similar communities in terms of receivables. Mr. Fuller explained that it is fairly mixed among other communities, and he would give the SOA a B+ or A- on collections grading. He noted that management has been diligent in the collections department.

Ken Lloyd noted the majority of delinquent monies owed to the SOA continue to be from the same owners on a year-to-year basis. The Finance Committee will continue to work toward resolving these delinquent accounts by compelling the bank and taking each account on a case-by-case basis when considering further procedure such as foreclosure by the SOA.

With a recommendation from the Finance Committee, Ken Lloyd made a motion to accept the proposed audit as presented. Rusty Decker seconded the motion and it carried unanimously.

Robin Sedor, Director of Finance, reviewed the January 2011 Financials. A detailed report was provided for Members in the February Board Packet and is available for review in the SOA office.

Robin noted three changes that were made to the designated Capital Contributions Report. The designated 15k for the Bayou Village Drainage Project was removed, as well as another 25k that wasn't assigned to a specific maintenance project. Funds for the proposed maintenance building, which were scheduled to be taken out, were brought forth for discussion and the Board agreed to allow a total at 160K to stay in the Capital Contributions budget for this project. Sandestin Investments agreed to assist the SOA with securing a temporary location with intent to assist in the establishment of a permanent location.

Discussion on the January Financials included billing concerns with Cox Communications which are currently being reconciled. It was suggested by Andy Salmon that the SOA look into negotiating the rates on cable and internet with Cox. John Russell suggested adding HBO to the package as well. The Board agreed that these issues should be sent to the Communications Committee for further research.

Board Members discussed the status of the perimeter fencing on property and it was determined that research would be complete within the next month and a half in order to move forward with the project. It was estimated that that the cost to complete replacement fencing will run around \$50.00 per foot.

A motion was made by Ken Lloyd to accept the January Financials with the proposed changes to the Capital Contributions Report. Rusty Decker seconded the motion and it carried unanimously.

ARB Committee

Kent Lillie, ARB Committee Chairman, introduced the new ARB Administrator, Sharon Drake, and welcomed her to the SOA Team. He also informed the Board that the ARB Committee is deep in the process of revising the ARB Guidelines which are expected to be complete by May 2011. Kent noted the deadline for neighborhoods to submit their specific changes is March 31st.

Rusty Decker suggested the ARB take on a new project which would encourage construction scraps to be recycled and donated to local charities such as Habitat for Humanity. The Board agreed that this would be a project with many benefits to the environment and the community. Kent Lillie suggested a recommendation be included in the revised ARB Guidelines to encourage contractors to participate in this effort. Sandy Matteson added that Sharon Drake could send out letters to all builders who are currently under construction to encourage them to participate until the guidelines have been updated and released.

Traffic and Safety Committee

Tom Cooper, Director of Security, began the committee update noting the anticipated dates for new software installation at the gate entryways. The East Gate is fully functional while the South and North Gates are anticipated to be complete by March 25th. Tom also noted the success of the new Guest Registration Website.

Andy Salmon asked if the RFID tags will affect the Sunpass System put in place by the State of Florida. Tom advised that there aren't any known complications because these two tags operate on different frequencies. Staff will test the system to confirm.

Ken Lloyd inquired whether the Beach Club Gate would be included in the RFID system or not. Tom informed him that it would not be included under the SOA system. If the Beach Club is interested in adding an RFID entry feature, or any other neighborhood with a gate, that neighborhood would be responsible for implementing that service. Ken also asked if owners are being instructed to remove their old decals and Tom responded affirmatively.

Hollis updated the Board concerning developments with the Walton County Sheriff's Office. It has been determined that the Sheriff has now agreed to provide support in responding to vehicle crashes on property and issuing citations if needed.

Tram Update

Hollis Risley reviewed survey results collected from the community regarding transportation on property. A detailed summary of the survey results was provided to Members in the February Board Packet which are available in the SOA office for review and on the SOA website. It was concluded that the majority of those who responded are not interested in the SOA fully fund a transportation system within the Sandestin Community. The majority of responses did communicate an interest in implementing a "pay-as-you-go" system.

Hollis informed the Board that 2 third party vendors have made an offer to provide transportation services to the Sandestin Community on a "pay-as-you-go" basis. Management met with the attorney to look at what is needed to lay down the groundwork for approving a transportation system of this nature. A meeting will be held with Mr. Becnel and Sandestin Investments next week to further discuss the transportation issue. It was noted that any type of transportation service on property will be required to be brought forth to the SOA Board for approval.

Parking Update

Parking is also scheduled to be further discussed at the meeting with Mr. Becnel and Sandestin Investments next week. Concerning beach parking, counsel has advised that the SOA is privileged to park anywhere within the established easement. It was suggested that 121C parking remain open to all owners and guests on a first come first serve basis rather than designating specific spots.

Manager's Report

Sandy Matteson, Executive Director, reviewed the highlights of the January Manager's Report. She noted that this report would now be available on the SOA Website and distributed to neighborhood managers and advisory council to enhance communication efforts.

Sandy updated the Board concerning the ARB 3229 Bay Estates compliance issue and advised that legal counsel had been sought. Counsel has advised that mediation is set to occur through a third party. The Board voiced concern about how this process should be handled in order to prevent setting a negative precedence for the community in terms of violating SOA policy without consequence. The Board agreed that this issue would need to be further researched with legal counsel before mediation would be acceptable.

Joe Bracciale excused himself from the meeting at 10:35am

NEW BUSINESS

SOA Membership Record Access Policy Approval

Board Members were provided with an updated version of the proposed policy for SOA Membership Record Access in the February Board Packet. This policy concerns access of SOA members to information such as addresses for the good and welfare of the organization. A copy of the policy is available for review in the SOA office.

After reviewing the policies, Hollis Risley made a motion to approve the proposal for SOA Membership Record Access as presented. Rusty Decker seconded the motion and it carried unanimously.

NEXT MEETING

The next Board of Directors meeting will be held Thursday, March 17, 2011 at 8:30 a.m.

ADJOURNMENT

With no further business brought before the Board, at 10:50am Rusty Decker made a motion to adjourn the meeting. Andy Salmon seconded the motion and it carried unanimously.

Respectfully submitted,

Dave Stowe (on behalf of Hollis Risley, Secretary)
President

Transcribed by: Jami Williams