

**SANDESTIN OWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**July 21, 2011**

**MEETING MINUTES**

Board Members Present:                    Dave Stowe, President  
    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  
    Danielle Weller, Executive Assistant/ HR Admin  
    Victoria Klamerus, Director of Communications  
    Robin Sedor, Director of Finance  
    Tom Cooper, Director of Security  
    Kyle Ray, Director of Property Services

The Sandestin Owners Association, Inc. Board of Directors held a meeting July 21, 2011, in the Sandestin Owners Association Main Conference Room, Sandestin, FL.

**CALL TO ORDER**

Dave Stowe, President, called the meeting to order at 8:31 a.m.

**ESTABLISH QUORUM**

Sandy Matteson, Executive Director, acknowledged that a quorum was established with 9 Board members present. Joe Bracciale arrived at 8:32.

**DISPOSITION OF PREVIOUS MINUTES**

Dave Stowe noted wished to clarify the last paragraph on page five by inserting language after the second sentence to read “Any submittals must identify all variances being requested”. Andy Salmon made a motion to approve the minutes with the additional language. Kent Lillie seconded the motion and it passed unanimously.

**COMMITTEE REPORTS**

**Finance Committee**

Robin Sedor, Director of Finance, reviewed the June Financials which were provided in the Board Packet and are available for review in the SOA office. Additionally, Robin explained possible causes for budget variances throughout 2011. Discussion followed regarding potential reclassifications of certain project items for 2012’s proposed budget and will be reviewed by the Finance Committee.

**Maintenance Committee**

Andy Salmon explained that Nobles Consulting Group (NCG) completed an in-depth fencing study regarding the Sandestin perimeter that included fence height and length, material, and the owner(s) of each section that

currently defines the Sandestin property boundary. Mr. Salmon informed the Board members that the SOA only owns about 10% of the perimeter fencing, with homeowners and HOAs owning another 10%. Sandestin Investments owns the remaining 80% of the fencing. Mr. Salmon initiated discussion by questioning how the Board wished to proceed with future repairs or replacement of perimeter fencing that is not owned by the SOA.

Discussion followed regarding the fencing along Highway 98 that is owned by individual homeowners. Historically the SOA has fixed or replaced fencing that it does not own. Example, after Hurricane Ivan the SOA replaced a large section of fence thus causing confusion about ownership. There was discussion regarding the function of perimeter fencing, is it an actual security fence or simply for aesthetic purposes? Hollis Risley reminded the Board members that a recent homeowner survey indicated that security is the most important issue for homeowners.

Dave Stowe reminded the Board that the perimeter fencing study had been completed to determine what fencing the SOA owns, and that the survey had provided that information. Mr. Stowe expressed concern regarding the area of fencing by the Preserve, owned by Burnt Pine East, as this area is key to some emergency access agreements the SOA has made with Walton County. Mr. Stowe also recommended that if there are other areas of disrepair, the SOA should approach the owner to have the necessary repairs done.

Andy Salmon made a motion to pursue ownership/easements or rights to build and maintain fences in the sections along Mack Bayou Road and behind Fairways and the trailer park. Ken Lloyd seconded the motion. Further discussion followed suggesting that staff locate/contact the actual owner of each fence section and return to the Board with the owner information. Some Board members also felt that the motion needed to include section numbers reflected in the Sandestin Fence Boundary Study. Thereafter, Ken Lloyd clarified the motion to pursue ownership/easements or rights to fix the fence in the section described along Mack Bayou, and to pursue ownership/easements or rights to fix the fence in areas 3A and 12A as described in the Sandestin Fence Boundary Study. It carried unanimously.

Hollis Risley suggested that the SOA pursue ownership/easements or rights to all perimeter fencing in order to replace or fix fencing as needed. He then made a motion to pursue ownership/easement or permission to assume responsibility for all perimeter fences. Kent Lillie seconded the motion and it passed with Hollis Risley, Kent Lillie, John Russell, Andy Salmon, Ken Lloyd and Joe Bracciale voting in favor; Rusty Decker and Don McQuade opposing.

## **Traffic and Safety Committee**

### **Pedestrian Signage**

Tom Cooper explained that the Traffic and Safety Committee had a request to reinstall signage indicating that pedestrians, bicycles, and golf carts have the right-of-way at crosswalks. Mr. Cooper reminded the Board that the way finding study indicated that those signs could cause confusion and lead pedestrians, bicycles, and golf carts to move into oncoming traffic in the roadway, believing that the traffic will stop for them. Mr. Cooper informed the Board that the committee members had mixed views regarding whether or not to add this signage and wished to know the Board's opinion.

Discussion ensued regarding the danger of removing pedestrian stop signs at crosswalk and that it could become a liability for the SOA.

The Traffic and Safety Committee felt that knowing the Board's opinion would help them determine whether or not to replace pedestrian stop signs with right-of-way signage. A straw poll of the Board reflected that the Board did not support the signage.

#### **Update on Transportation Policy**

Hollis Risley updated the Board members regarding the Transportation Policy, informing them that the subcommittee has been working on a concise draft policy. Mr. Risley reported that the subcommittee will be reviewing the draft at next week's meeting, and will hopefully be able to present a final draft policy to the Board members next month.

#### **Late Night Transportation at the Village**

Hollis Risley updated the Board members that Sunshine Shuttle is running a route from 11:00PM until 3:00AM with no formal agreement and it is unclear the source of funding for this route. John Russell informed the Board that transportation has not been good this summer and the SOA needs to find a real solution to the problem.

#### **Beach Committee**

##### **Approval of Revised Beach Conduct Rule**

Sandy Matteson informed the Board members that the Beach Conduct Rule was returned to Counsel to review some proposed changes and amendments. The Beach Conduct Rule was then revisited by the Beach Committee and is now ready for Board approval.

John Russell called attention to unclear wording under paragraph 4, section b, regarding approval for tents on the beach for events.

Hollis Risley made a motion to approve the Beach Conduct Rule with the added language in Paragraph 4, Section B to read "Tents with sides that may obstruct one's view, pools, props, or any other similar structure or devices, other than those approved by Resort or Association Management." Andy Salmon seconded the motion and it passed unanimously.

#### **Managers Report**

Sandy reviewed the Manager's Report provided in the Board package and is available for review in the SOA office. Calendars were distributed that indicated upcoming meetings in preparation for the 2012 budget proposals.

#### **OLD BUSINESS**

##### **Approval of Revised ARB Guidelines**

Kent Lillie updated the Board members on ARB Guidelines, providing a summary of additional proposed changes since the previous approval in June.

Rusty Decker noted that the state limits the amount that can be fined unless the association governing documents are changed to reflect the fine schedule. Mr. Decker explained that the Advisory Council should address this at the next meeting.

Don McQuade expressed concern regarding how a builder or contractor would know whether or not they are in good standing. Kent Lillie explained that builders and contractors will be put on notice if they are not in compliance.

Andy Salmon questioned whether the proposed Guidelines will address ARB approval of submittals subject to compatibility with the surrounding area. Kent Lillie referenced page seven, section B of the proposed guidelines, noting that this section entitles the ARB to grant or deny approval based on the neighborhood and surrounding area.

Kent Lillie also noted that the ARB will begin strictly enforcing timeline rules for submittals.

Kent Lillie made a motion to approve the ARB Guidelines with proposed changes. Rusty Decker seconded the motion and it passed unanimously.

**Update on Nominating Committee**

Don McQuade updated the Board members that the Class B Nominating Committee has received two applications.

**NEXT MEETING**

The next Board of Directors meeting will be held August 18, 2011 at 8:30 a.m.

**ADJOURNMENT**

With no further business brought before the Board, at 10:37 a.m., Hollis Risley made a motion to adjourn the meeting. Andy Salmon seconded the motion and it passed unanimously.

Respectfully submitted,

Hollis Risley,  
Secretary

Transcribed by: Danielle Weller