

**SANDESTIN OWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**May 19, 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  
    Robin Sedor, Director of Finance  
    Tom Cooper, Director of Security  
    Victoria Klamerus, Director of Communications  
    Kyle Ray, Director of Property Services

The Sandestin Owners Association, Inc. Board of Directors held a meeting May 19, 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.

**DISPOSITION OF PREVIOUS MINUTES**

Ken Lloyd clarified in the minutes that under Finance Committee, “45-day notices” needs to read “intent to foreclose 45-day notices”. Andy Salmon made a motion to approve the minutes dated April 21, 2011 with the above correction. Joe Bracciale seconded the motion and it carried unanimously.

**COMMITTEE REPORTS**

**Finance Committee**

Ken Lloyd, Chair of the Finance Committee, reviewed the current Investment Policy, stating that there was no update for this meeting, but that there will be for June’s meeting.

Mr. Lloyd advised that Kathy Sheffield provided an update on delinquencies at the Finance Committee meeting earlier this week. Nine accounts that received 45-Day Intent to Foreclose notices expired yesterday and the paperwork is being prepared for the next step, which is foreclosure. The next eleven accounts have been sent 45-Day Intent to Foreclose notices and three of the accounts have gone to Case Management. Mr. Lloyd pointed out that the overall number of delinquencies remains about the same.

Staff will be doing research to determine if any of the delinquent accounts are on a rental program; recent legislation may allow the SOA to garnish rental income.

Mr. Lloyd stated that the Finance Committee will review the Reserve Study and return to the Board with their assessment of the document and appropriate recommendations.

Robin Sedor, Director of Finance, reviewed the April Financials which were provided in the Board Packet and are available for review in the SOA office.

### **ARB Report**

Kent Lillie updated the SOA Board members regarding the rewrite of the ARB Guidelines. He reported that the guidelines are still being reviewed by counsel, and they are very close to being finalized. Mr. Lillie stated that he will provide the Board with an executive summary that will show substantial changes, along with the revised Guidelines, in June.

Mr. Lillie provided an update on the tiki hut at the Turner residence that was constructed without approval. If plans are not received by Friday from Mr. Turner, the SOA will move to mediation as required by FL Statute.

### **Maintenance Committee**

#### **Preserve Drainage**

Andy Salmon reminded the Board that a drainage study had been done by Intrawest. The study recommended that ten major projects be undertaken. The SOA's consulting engineer recommended to do five of highest priority projects (one per year for the next five years). The lake salinity project was completed this year. The Maintenance Committee is now reviewing the Preserve drainage issue as the project for 2011/2012.

Ryan Cleveland, the SOA's consulting engineer, reviewed the project and presented slides indicating the affected area that is located by Burnt Pine hole #4 in the Preserve area. He advised that because there is no defined pathway through the wetland for the water to drain to Mack Bayou, the area does not drain properly and is often very wet, even with little or no rainfall. His proposal is to install a "mat" of interconnected concrete blocks that would lie on the bottom of the pathway dredged in the wetland. The work would remain under ½ acre, thus eliminating the need for DEP permits. The mat would allow the pathway to stay open, preventing overgrowth. The work also includes lowering the pipes in the end of the pond at Burnt Pine hole #4 that have been raised at an angle due to roots growing under and around them. A headwall will be put in place prevent roots from affecting the pipes in the future. This action will not only help the water to flow in the direction of the drainage path; but also will lower the lake to its design level.

After reviewing the three bids received, the Maintenance Committee recommended using Redfish Marine (the low bidder) at the cost of \$126k.

Discussion occurred regarding whether this area is the SOA's responsibility and if the issue is a result of the modifications to the drainage for parcel 443 Club Drive in recent years. Andy reminded the members that Mr. Becnel gave the SOA \$500K to address drainage issues that were defined in the Drainage Study and this is one of those projects. The Maintenance Committee was tasked with prioritizing the projects and then researching and proposing improvements to the Board for each. Rusty feels as though if this issue is a result of incorrect drainage being installed by Intrawest, it should not be included in the \$500K. A suggestion was

made to review the county development order issued for the Parcel 443 drainage project and ensure it was done correctly. Joe Bracciale recommended that we move forward with the project now since the adjacent lots are not developed but continue to research liability and bill Intrawest if they are found to be responsible.

Andy Salmon made a motion to approve the project for \$126K to be paid out of Drainage Reserves and continue to research the County Development Order to determine who is responsible for the issue. Joe Bracciale seconded the motion and it passed with all members voting in favor except Don McQuade.

A recommendation was made for the committee to bring a preliminary review to the Board for projects that may exceed \$100K prior to any expenses for research or engineer studies. No further action was taken.

### **Fish Management Proposal**

Mr. Tom Stickney, a homeowner in Burnt Pine, proposed a fish management plan at April's BOD meeting. The Board agreed, at that time, the proposal should first be presented to the Maintenance Committee for review. Andy Salmon stated that the Maintenance Committee reviewed the proposal at their meeting in May and recommended a modified fish management plan. The project includes four lakes: the Lake on hole #16 in Burnt Pine, the Howard Retention Lake on Baytowne Ave., the lake on Audubon Drive by SOA Pool #1, and the lake on property 121C. Water quality tests would be performed prior to implementing this project at any lake. The proposed cost for this project would be \$15k for the first year and \$12k for the following year. These costs do not include liming the lakes as this cost is already included in the Operations Budget. After two years, another evaluation of fish health would be needed to evaluate the project's progress.

Andy Salmon made a motion to begin fish management project at \$15k this year and \$12k in 2012, to be paid out of the Lake Maintenance Operating Budget. Joe Bracciale seconded the motion and it passed unanimously.

Discussion occurred regarding the collection of golf balls in lakes to fund the fish management project. Rusty Decker made a motion that the SOA undertake the collection of golf balls from lakes to fund the fish management project. Hollis Risley seconded the motion and it passed unanimously.

### **Traffic and Safety Committee**

#### **Curfew and Eviction Rule**

The Board was reminded that three updated policies were brought to their attention at last month's BOD meeting. The Curfew and Eviction Rule was tabled for review until May's meeting due to concern over use of the word "eviction". Discussion occurred regarding legality of the SOA enforcing eviction activities and it was agreed that rental management companies and/or owners should take action with the Walton County Sheriff's Department if eviction is necessary. It was agreed that the SOA should not be involved in eviction activity. Hollis Risley made a motion to approve revised Curfew and Eviction Rule. Ken Lloyd seconded the motion.

Don McQuade advised that "12 p.m." be changed to "12 a.m." to reflect correct time. Discussion ensued regarding "removal from property" and the need for the phrase to be properly defined. Suggested modifications included changing "guests of" to "guests on" and changing "resort" to "property". Hollis Risley amended his motion to include modifications: change "12 p.m." to "12 a.m.", change "guests of" to "guests on", and change "resort" to "property". Ken Lloyd seconded the motion and it passed unanimously.

### **Beach Parking Update for 2011**

Kent Lillie updated the Board regarding beach parking advising that after meeting with Mr. Becnel, it was decided that it would be in everyone's best interest not to have gates installed at the beach parking parcel. Sandestin Investments will reserve the area closest to Finz for those that have a business relationship with them. A parking decal will be issued by Sandestin Investments to those that should have access to this area. The remaining parking will be "first-come, first-served" basis, with no restrictions on accessing a drop-off point near the current tram stop. This parking plan will be enforced for the 2011 summer months only.

### **Sunshine Shuttle**

The Board was updated on the transportation service that is to be provided by Sunshine Shuttle. Sunshine Shuttle has decided to provide a transportation service on a route basis from 10 a.m. until 2 a.m. on a pay-as-you-ride fee schedule. More details regarding this service will be finalized this week and notices will be sent out to owners via email.

### **Managers Report**

Sandy reviewed the Manager's Report provided in the Board package explaining that the SOA has received a response to their letter sent regarding the request to continue the funding of Judge Brace's position in order to assist with the handling of foreclosures. Unfortunately, the funding was not extended and the position will be eliminated. Sandy also advised the Board that the revised Covenants & Restrictions, By-laws books are currently being distributed. A brief report was provided regarding the upcoming Golf Cart Parade scheduled for July 2<sup>nd</sup>. The remainder of the report was reviewed.

### **OLD BUSINESS**

#### **Reserve Study**

Dave Stowe advised the Board that the Reserve Study needs to be reviewed more closely before being brought before the Board. He suggested arranging a meeting with members of the Maintenance Committee and Finance Committee and any Board members who wish to participate in the review.

### **NEXT MEETING**

The next Board of Directors meeting will be held June 16, 2011 at 8:30 a.m.

### **ADJOURNMENT**

With no further business brought before the Board, at 10:40 a.m. Ken Lloyd made a motion to adjourn the meeting. Kent Lillie seconded the motion and it carried unanimously.

Respectfully submitted,

Hollis Risley,  
Secretary

Transcribed by: Danielle Weller