

SANDESTIN OWNERS ASSOCIATION, INC.
Development and Government Relations Committee
May 26, 2011
NOTES

Members Present: Dave Stowe, Danny Etter, Hollis Risley, George Sayre, Sandy Matteson

A. Update on DRI/NOPC

Mr. Stowe provided history to the members regarding the most recent Annual Report of 2009 that was filed with the County by Intrawest explaining that to his knowledge, a revised report has not been filed, as requested by the county. The Report contains many inconsistencies regarding the number of RDU's that remain to be developed and the location and classification of some of the existing RDU's. The County's response to Intrawest advised that a corrected report must be filed prior to any future development plans being considered and that if they are requesting that classifications be changed, an NOPC is required. When the resort sold, the responsibility of the Annual Report were handed off to the new owner, Sandestin Investments, LLC. Mr. Stowe further advised that he would keep the members up to date regarding any information he may receive about a modified Report being filed.

B. Development Possibilities

Mr. Stowe explained to the members that he has been told there is a high profile sports medicine facility considering the Sandestin area for development. He feels this may pressure Sandestin Investments to file the revised Annual Report so Development plans can begin. Since the sale of the resort, many different version of future development have been heard including building commercial buildings and turning the Baytowne Golf Course into a 9-hole course. The County has advised the SOA that plans will not be considered for any type of development until all is filed correctly and they are informed that the community agrees the development. Mr. Stowe feels if any plans are presented, the SOA membership should be polled prior to expressing any type of approval to the County. He further advised that if this type of development occurred, the county should require this "green space" area be replaced. Discussion ensued regarding the height restrictions and whether the Bay Point ruling applied to vested areas. Staff is active in reviewing newspaper posting for the planning departments meetings and hearing for anything filed by Sandestin. The main areas remaining to be developed are 121C, the storage lot area, and Monarch. All other areas would be considered redevelopment.

C. Government Relations

Current legislation was discussed that affects HOAs including the right for HOA's to collect past due assessments from rental guests, the change in insurance laws and access for Service Processors. Recent legislation that didn't pass includes the proposed removal of capital contributions. At the County level, local government would like to realign the districts in Walton County which could split Sandestin into two difference districts.

D. Next Meeting: TBD