

**NOMINATION APPLICATION FORM FOR
THE SOA BOARD OF DIRECTORS - CLASS "A" SEAT**

Name:		Dennis M. (Mike) Ridnour				Phone:			
Address:		1176 Troon Drive				Email:			
Neighborhood Name:			Raven Oaks						
Owner:	<input checked="" type="checkbox"/>	Spouse:	<input type="checkbox"/>	Trustee:	<input type="checkbox"/>	Partner:	<input type="checkbox"/>	Other:	<input type="checkbox"/>

Are you a full time resident?	<input type="checkbox"/>	Part time?	<input checked="" type="checkbox"/>
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Section A

Please list any SOA Committees on which you currently or have served in the past.

Committee Name:		True Blue Plantation HOA Pawleys Island, SC			
Date Term Began:	March 2018	Date Term Ends:	March 2021		

Committee Name:					
Date Term Began:		Date Term Ends:			

Committee Name:					
Date Term Began:		Date Term Ends:			

Section B

Please list Boards you are currently serving on or have recently served on. (Past 5 years - locally & nationally)

Board Name:		True Blue Plantation		Position Held:		Treasurer	
Date Term Began:	March 2018	Date Term Ends:	March 2021				

Board Name:				Position Held:			
Date Term Began:		Date Term Ends:					

Section C

1. Are you currently involved in any type of Community volunteer work?				Yes:	<input type="checkbox"/>	No:	<input checked="" type="checkbox"/>
If yes, please explain:							

2. Please list the reason(s) you are interested in serving on the Board.

Maintain the high standards, safety, and comfort of the Sandestin community and enhance owner property value.

If additional space is needed, please use the bottom of page 2

Board of Directors Nomination Form

3. In your opinion what is the role or responsibility of the Board of Directors?

Protect the property, maintain community safety, prudent investment, clear community communication.

4. What do you consider the major challenges facing the SOA?

Maintaining or improving the status and value of Sandestin and owner property as the resort ages.

5. What talents or qualifications do you have that will be of use if you are elected to the SOA Board?

Previous large and diverse community HOA Board experience, communication skills, ability to work as a team.

6. How many hours per month are you willing to commit to Board and Committee work or special meetings? I am retired and accustomed to work so hours per month are not a problem.

7. Will you be available to attend all Board meetings and willing to accept Committee assignment(s)?

Yes

X

No

If not, what months will you not be available?

All months, some summer months may be virtual.

8. What is your vision over the next three years for your term as a Board member?

Improve owner beach access and improve ARB/owner relations. These are the few owner complaints I hear.

Additional Space - Please indicate which question you are answering below.

Signature of Applicant:



Date:

July 21, 2023

2023 CANDIDATE QUESTIONNAIRE

Candidate Name: Dennis "Mike" Ridnouer

Question: *The beach space for owners and guests has really shrunk over the years. A lot of space has been taken by the folks who rent for water sports etc. The hotels and beach condos take up a lot of space, even in the off season. They claim their beach area with umbrellas when maybe 15% of them are being used. An owner's option for beach use pretty much gets relegated to \$250/set up or in the water. I'm exaggerating only a little. I know I can join the Beach Club but is too expensive. Any hope of a better deal for owners in the future?*

Response: I share the frustration of the Advisory Board member regarding beach access. The Sandestin Owners Facebook page and the NextDoor application often has similar owner complaints regarding beach availability and beach parking. Owners seem to feel left out of the process that determines who has access to our beautiful beaches. The process is complicated, involving federal, state, county, and local laws, regulations, and rules. Businesses and several agencies, including the influential Sandestin Investments, carefully guards access to beachfront and parking.

Discussion with owners who have been Board members and owners with a history as owners in Sandestin indicates beach access is not a new problem. As more condos and hotels were built to accommodate guests and the number of Sandestin owners grew, the issue of access became more acute.

Many owners are "Seniors" who still enjoy the beach. They feel parking and access close to entrances to the beach are essential. The current parking situation and ready access entrances to the so-called "Owners Beaches" make senior access non-existent.

Membership in the Beach Club is a solution for some. Before the past summer and the near tripling of the initial membership fees, the Beach Club may have had value. With the current Beach Club fee structure, for most, it isn't a question of cost; it is a question of value. What value do I get for my investment? The answer fell far short for me, and the Beach Club is not a solution.

Sandestin Industries, hotels, condos, and agencies appear to not be willing to cede or lease any part of the beach or parking close to the beach, auto or golf cart, to the SOA for use by owners and their renters. What is the solution(s)? The answer(s) isn't apparent within the limits of my knowledge and will require the legal counsel to determine options and a course of action. My thoughts follow:

SOA needs to know and communicate to owners what legally defines the beach. The Destin Owner's Facebook page and the Neighbor's App have posted three or four questionable definitions, none being totally believable. I suggest the solution is for the SOA to task legal counsel to answer these questions:

What part of the beach does the law define as public property, open to anyone?

What access is required to reach those areas defined as public beaches?

What part of the beach defined as public can be rented, leased\or controlled by hotels, condos, agencies, or Sandestin Investments?

I am not confident the legal response will be positive. However, once the SOA has the legal facts and a recommendation from the lawyer, SOA may communicate the legalities to SOA members and consider how to proceed. At the very least, owners will have the facts concerning beach ownership and access. A favorable answer would provide SOA leverage with civil authority and courts to provide owners expanded access to the beach. The SOA can also use that leverage with Sandestin Investments to gain access to existing parking and create parking opportunities in other locations.

If legal counsel doesn't respond positively, SOA could consider negotiating with beachside hotels or condo associations, such as the Hilton, to gain access to their amenities, including the beach, pools, parking and restaurants for a fee. They probably would not accept large numbers of "Associates" but may be willing to accept a reasonable number to "level" the facilities' seasonal use and ultimately improve their bottom line. The fees could be financed by SOA or offered to owners at their expense. I would suggest the latter because not all owners are interested in expanded parking or beach access. I would expect the fees to be less and the amenities of more value than the Beach Club's offering.

A longshot solution that might be worth investigation and running a business case on is SOA purchase of an existing beach property for use by owners. Fees would be required if the facility weren't self-sustaining. The threat of SOA becoming engaged in beach facility management may be bring Sandestin Investments to the table willing to negotiate a solution.

I'm sure there are other and maybe better solutions but the above are my thoughts.