

Dear SOA Member,

An important vote is coming to the SOA Advisory Board (the Presidents representing every HOA, COA and Commercial entity in Sandestin) at a meeting on January 22, 2021. Before your president casts all your neighborhood's votes at this meeting, you are encouraged to let him/her know how you want them to vote on the following matter related to the future of SOA's trash collection.

SOA's trash collection service uses a site located on Administration Drive to transfer trash from our trucks to Waste Management compactors. The current transfer site land is leased from SDI. SDI has given notice that it intends to terminate our lease. That action precipitated an extensive investigation by SOA of alternatives for trash transfer. Having evaluated and eliminated many other possible solutions, the investigation has led to an SOA Board decision to propose purchasing a part of Parcel 215 (Administration Area) from SDI.

The question in front of the Advisory Board will be whether or not the SOA board is authorized to purchase 1.5 acres of land on Administration Drive, for \$1.975M, with the intent to build a permanent SOA headquarters, a maintenance facility and a new trash transfer station. In conjunction with the proposed purchase agreement, SOA would continue to lease the existing trash site from SDI while building its replacement. SDI also requires SOA to withdraw its objection of a Ferris wheel being placed near the tennis center, and to reduce the development abatement of Baytowne holes 11, 12, and 16, 17, and for Parcel 215 (Administration Area) from the 2 years remaining in the 2017 Settlement Agreement to 1 year. There are currently no plans to develop on these sites that have been presented to SOA. There are other conditions in the term sheet, but these are the most important and salient.

The alternative to managing our own trash collection is for SOA to engage Waste Management (WM) to deliver a large trash can to every residence, have owners wheel them to the end of their driveway when they wish for them to be emptied, and have WM trucks service the resort on a daily basis. This process will be particularly problematic for rental properties. The removal of large items and yard debris would change. Assessments would increase for all owners to cover the expense of daily household waste collection.

Some contend that the Ferris wheel should not have been part of this negotiation. Others say that SOA should sue to avoid losing the trash site lease and that \$1.975M is too much to pay for the property. The SOA Board is satisfied that each of these avenues has been rigorously and exhaustively pursued to the extent possible, and the offer on the table is the answer that best serves the majority of our members. The SOA board recommends the Advisory Board approve the Administration site purchase.

Failure to approve the proposal will result in termination of the trash site agreement, leading to elimination of what most owners consider to be THE key amenity on the resort (daily curbside trash pickup by SOA staff). Some have said this would take the "Resort" out of Sandestin Golf and Beach Resort.

This is THE most important decision for the future of your property and its value. There has been rumor, supposition and conjecture regarding this topic. You are encouraged to contact your neighborhood HOA/COA President with any questions, and ultimately to let them know how you would like them to vote. Information will also be made available on the SOA website (sign-in required). You may also send your questions and to address any rumors, to soa@soaowners.com, whereupon they will be answered via FAQ on the SOA website.

Thank you for taking the time to do your part in determining the future of the resort.