

SANDESTIN OWNERS ASSOCIATION, INC.

2022 Class A Election Candidate Questionnaire

Name:	Stuart Swanepoel				
1.	Please describe your thoughts on managing the crowded Sandestin beach. The crowds have grown and will continue to grow as units are added.				
	I have researched as much as I can from afar & so base my comments as such. I understand there is the maximum number of entitlements which are nearing the end which will give us some sort of total amount to further research & analyze options to better manage this issue. I believe one of the major issues as a full-time resident is that we should investigate how we can better communicate what residents, renters, hotel stayers, etc., folks can use which beaches & how we can get to the allocated beaches & what the SOA laws around using them are. I believe there are in place SDI Service Commitment Services & maybe a better relationship or active role to use these is possible. We also all must remember & understand this issue is mostly between March-August & its like that anywhere in Florida, so its not just a San Destin issue. I must believe if we all put our heads together, research other resorts with our same issues, we could come up with some what of a better solution / plan with SOA & SDI both having a “win win”				
2.	Please describe your views on managing the relationship with SDI or a future developer. Include your thoughts on future development. If you have been involved in any past negotiations with SDI please describe your role and views.				
	I personally have been on both sides in the past, as a Developer & then also “managing a resort HOA with a developer” ... its not easy!!! The reality is that SDI & SOA are community partners. Both have mutual goals & then there are the goals that collide. As the “bucket list of entitlements” for future development are already defined with the Settlement Agreement & NOPC, the 80 / 20 ratio is most likely the initial easiest step to follow. That is, address the 80% of the problems where both parties have the same goals & get them finalized. Then slowly address the balance of the 20% of the “conflict goals” where we as the SOA understand what the developer is entitled to manage, & then those 20% within “boundaries” in a positive & proactive way. We will never agree on all, it’s a continuous dialogue / negotiations, but must be done in a respectful & open minded solution seeking manner for both have “common community goals” as partners.				
3.	Please describe your views on the growing traffic issue on the resort.				
	Understanding that we will be at completed development capacity in coming years, this will define the amount of maximum traffic within reason on a yearly & seasonal basis. I truly would need to understand more about the history of bringing in guests to park & then boating them over to the Baytowne wharf & other past plans that were in place. Examples are using trams, or electric carts like Disney or any other major resort. Cost would need to be evaluated. The other item is to research the impact of Cars verse golfcarts verse trams. I say this as the amount of rental carts is also a major impact on our roads. Again, I would need to have more written & discussion knowledge on what we have already done in the past, research to date, & proposals if any, in place for the future.				
4.	Do you see any conflicting interest between the south side of the resort and the north side?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
	If so please provide your views.				
	We are “ONE” amazing & beautiful resort that offers many diverse living, eating, shopping, recreational, golf courses, gyms, hotels, kid zones, bike paths, & natural amenities like our beautiful beaches, incredible marina, bay water, Jolie Island & natural wetlands / areas. These are located everywhere with the “ONE” resort we call San Destin.				

5.	<p>What are the plans for improving the entry and exit through the East Gate?</p> <p>I understand the East Gate plans are already in progress & can only believe the SOA team have done their job & this will have a huge impact on streamlining traffic. As I travel in & out of the gate every day, I understand that the South traffic light would need to be better synced to help our access vastly. I would throw my name in a hat to lead or join a Team to meet with local county & state government, at my own costs, if this is not in place already or help is needed, as I believe we can hopefully have them help us with this.</p>
6.	<p>The rental market has changed over the past few years and our guest demographic has reflected this. Security has become an issue for many neighborhoods. What suggestions/solutions do you have for these issues?</p> <p>I would need to read & understand all the data on demographics before commenting on that part. I absolutely agree about security becoming more of an issue in our neighborhoods. I have many ideas that would better be discussed with those who already have studied this impact & also solutions that have been proposed. This also may include traffic issue studies associated with security in certain circumstances. If I may say, I only know the front SOA & Burnt Pine Security personal & believe they are great folks who represent SOA amazingly, & whoever manages them, I applaud. My wife & I recently set up a fund that raised over \$20k for one our personal who has endured sever cancer, yet still drives nearly an hour each day with a smile on his face. These are great & loyal folks</p>
7.	<p>If you are a past or current member of the board, How many board & committee have you attended IN PERSON over the last year of your term?</p> <p>I am on the Burnt Pine HOA & ARB Boards & present at all meetings</p>
8.	<p>As a large and dynamic resort it is important to have a personal, hands-on/eyes-on knowledge of what is going on. If elected, how many meetings will you commit to attending in person?</p> <p>I believe & see San Destin & its personal as an amazing "Oasis". As a full time, resident with not much traveling, I am able to join all meetings & represent any committee that am asked for. I did not maybe place this in my initial resume, but have been blessed with over 32 years of business & personal relationship with the PGA Tour, Augusta & Golf Tours worldwide, including Golf Management & golf course design.</p>
9.	<p>What is your view of the delay in the construction of the Administration Complex project?</p> <p>I personally have experience with building, developing & construction costs over the last 5 years down here. I also have a very close friend who sits on the board of the largest building supply company in North America. In January, he told me that their very highly paid consultants had predicated by July of this year lumber & other products would start leveling & and decreasing in costs. In April, he told me that they were predicting that within 60-90 days after July, vendors that would normally not call you back before or gave you extremely high prices, would be calling back quicker & pricing would start coming down. We know lumber prices are recently back to 2020 & we can all see discount promotions starting on lots of items, including windows & kitchen appliances. Not seen for the past 2 years. So to summarize, I believe the SOA have been wise in their decision to delay this until they can get the job completed on time, with all the equipment they need (not on back order) & at a price that makes it worth their while</p>