

SANDESTIN OWNERS ASSOCIATION, INC.

2022 Class A Election Candidate Questionnaire

Name:	Alan W. Featherstone
1.	<p>Please describe your thoughts on managing the crowded Sandestin beach. The crowds have grown and will continue to grow as units are added.</p> <p>I don't know that there is much we can do once the public reaches our beach other than enforce good order and safety. But we can discourage the public from using our beach by making it too expensive and troublesome to do so. Here's one way we could do that.</p> <p>First, we discontinue our efforts to sell the Reeves Road property. Ken Lloyd is spot on when he points out that that property is the only property adjacent to Sandestin that can be developed in any way. He also notes that just because we don't have a current development plan for it that we might in the future, and that holding onto the property is in our long-term interest. Plus, the rental income we receive from the renters on the property fully cover the annual property taxes on the property. So, let's keep it, and in the near term, turn it into a parking lot. Not a paved lot, just a gravel lot or use some other surface material that is inexpensive and that will not require any drainage remediation.</p> <p>Second, once the parking lot is ready, we disallow any members of the public that are not staying at Sandestin, to park anywhere on the south side except at the Hilton or at one of our residents' properties, with the residents' consent. Rather, they would be directed to Reeves Road and pay a hefty daily fee for parking there. Then, they can walk or bike to the beach, or ride one of our shuttles which would run every half hour or so, and also require those choosing to do so to pay a hefty fee.</p> <p>Finally, we disallow any members of the public from bringing any food or beverages onto our beach. If they want to eat and drink while enjoying our beach, they can patronize the Hilton or the Beach House Restaurant, or take a hike down the beach to find food and libation elsewhere.</p> <p>Bottom line: make it too expensive and too much of a hassle to use our beach, and most will choose to go elsewhere.</p>
2.	<p>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.</p> <p>Let me begin by acknowledging that I know the SDI owner, Tom Becnel. When my wife, Linda, and I moved here in December 2016, one of the first people we met was Kitty Whitney. Because of all the angst regarding the pending "Settlement Agreement," I asked Kitty if she would help me get a meeting with Mr. Becnel, just so I could get his take on things. She did, and I met Mr. Becnel in his office shortly thereafter. He graciously gave me two and a half hours of his time, and gave me a crash course in the issues involved.</p> <p>Aside from the issues involved, I came to understand that Mr. Becnel did not harbor any ill-will toward the SOA or its members. Rather, he had a strong antipathy toward several of the board members, whom he thought were untrustworthy and who always took the "no new development, no way" point of view.</p> <p>So, to answer the question, I'd suggest that in future dealings with SDI, and Mr. Becnel in particular, that the BOD choose different BOD members to engage with them. In the six years Linda and I've been here, the relationship has only gotten worse. The two BOD presidents during that time were Roger Ganger and Melissa Cocks. I know both of them, like and respect them, and recognize their contributions to our community. They are both running for the two open BOD seats. Should one or both of them win seats on the Board, I'd recommend that they not participate in negotiations with SDI and/or Mr. Becnel. Other Board members can do that for us.</p> <p>Regarding some future developer, let's just recognize that the developer and our SOA will have different priorities. We'll have some shared interests and concerns, and I'd advise that we work in a collegial, trustworthy manner on both our shared and different concerns.</p>
3.	<p>Please describe your views on the growing traffic issue on the resort.</p> <p>I don't like it at all. But I think that the traffic problems we experience are about to level off. There are only a few dozen undeveloped, single-family properties remaining here. So, for the part of</p>

Sandestin that is north of Highway 98, I think the traffic situation is pretty much as bad as it's going to get, at least for the near-term.

For those who live south of Highway 98, I'm afraid the pain is only going to get worse. Development of the Cascade will only aggravate the problem, which is already crippling, especially during spring break and summer. Other than the measures I suggested in response to Question #1 above, I don't see any near-term solution.

But there is another issue here, and I discussed this in my previous candidacy for the BOD. That is, we are a community that outsources many tasks that would be less prevalent in other communities. For instance, how many of us outsource our landscape maintenance? Linda and I do. How many of us hire housekeepers? Linda and I do. How many of us call in help when we have a pool problem? A generator problem? An air conditioning problem? Or need a painter? Or plumber? Most of us do. For Linda and me, anything beyond changing a light bulb or resetting the clock on our oven, we pretty much call for reinforcements.

So, let's quit bemoaning the fact that we have heavy traffic in Sandestin. It is mostly our own fault because of the lifestyle choices we make. |

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"/>
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If so please provide your views.

In my view, **our interests are not in conflict**. We all want to live in a community that has shared values and interests. We have that. We also want to live in a community where the good and the bad, the plusses and minuses, even out. That, **we do not have**.

We live in a resort, and I believe that the south side bears the brunt of that. However, the pain the south side feels is primarily seasonal; whereas the pain the north side feels is all year around. During spring break and summer, the south side sucks it up. On the other hand, the north side sucks it up all year round because all four golf courses originate there. As is Baytown Wharf with all its activities. And the marina.

So, I think our concerns are similar, and we all feel the pain and stress of living in a resort in which visitors from all over come here and disrupt our lives in too many ways to count. But we all live here by choice, so in my view, we need to balance the plusses of living in Sandestin with the minuses, and choose how to go forward accordingly. |

5.	What are the plans for improving the entry and exit through the East Gate?
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They are rudimentary, at best. And that's not a dig at anyone. It's just that the plans are early in their development. The current thinking is that we should have two guard houses instead of one. Presumably, each guard house would handle a different class of entrants. And there is some consideration to working with the Howard Group to see if using one or more of its entrances/exits to Highway 98 could help.

Those are baby steps, in my view. I think we should examine the feasibility of adding a second "East Gate." Maybe add a full entrance at or near where the golf cart entry/exit point is. Or something along Mack Bayou. A redesign at the current East Gate will not solve the problem. |

6.	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?
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When Linda and I started vacationing here in the 1980's, Sandestin was the premiere resort on the Emerald Coast, and the Hilton was the premiere hotel. The "Redneck Riviera" was that section of the Gulf Coast west of Mobile. Like it or not, Sandestin is now part of the Redneck Riviera which stretches east to Panama City and beyond.

So, I'll go back to the comments I made in response to Question # 1. We need to make it so expensive and so painful to that demographic, and to our owners who rent their properties to that demographic, that the problem will just go away.

Here are some thoughts that might or might not be legal, or even doable. But we can sort that out. Consider:

If, you rent your property on a short-term basis, 40% of your rental price will be credited to the SOA as a security deposit against any issues caused by your renters.

	<p>If you include one or more golf carts in your rental agreements, you will pay the SOA \$1000 per year, per golf cart, for the privilege of doing so. And if your renters violate one of our traffic or other laws, they (or you) will pay triple the usual fine for the infraction.</p> <p>If you rent your property on a short-term basis, i.e., less than six months, your renters will pay a daily fee of \$50 for a gate pass.</p> <p>The idea here is that if there is a particular demographic of visitors to Sandestin that we'd like to discourage from coming here, let's institute some rules that will make them choose to vacation elsewhere.</p> <p>All of us pay neighborhood and SOA fees for the privilege of living here. Why should we allow some non-resident property owners to rent their properties to others who do not share our values, do not respect our property by littering our roadways, who speed through our neighborhoods, who park their rental golf carts on the grass or wherever while they fish in our lakes, and basically behave as if they own the place.</p> <p>They don't. And we can make that very clear to them. If we do these things and a few others I have not even thought about, we can ensure that the undesirable "demographic" will choose to vacation elsewhere.</p> <p>Regarding security, I addressed that in my application. Please go back and read that. Bottom line: I think we need to beef up our security.</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>What a poorly worded question that is. But I am not a current nor am I a past board member, so the number of meetings I have attended is not relevant, though I have attended over thirty. As for committee meetings, I have been a member of the Communications Committee, the Finance Committee, and currently the Architectural Review Board, and have missed exactly one meeting in six years, and that was in August 2022 when Linda and I were sick with COVID.</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>Absent some emergency or planned absence, I will commit to attending all meetings. As for the notion of "what is going on," I will note that of the current members of the BOD, one I know well who steps outside of the BOD into the community, in a public way, is Jeff Murrell. Jeff is a writer/contributor to our neighborhood magazine, "Stroll Sandestin," formerly "Inside the Gates." His articles about Sandestin governance were masterful.</p> <p>As for myself, I have contributed six or more articles over the last few years to our magazine. I am fully engaged in our community, not because I have to be, but because I choose to be.</p>
9.	<p>What is your view of the delay in the construction of the Administration Complex project?</p> <p>I believe it is a regrettable, maybe even colossal, failure of leadership on the part of our Board of Directors. Really, how hard is it to design and build an 8,000 square foot office building? Come on! We're over two years into this project and what do we have to show for it? As of last month, August, we still had not even received the 60 percent construction documents, but are promised the 90 percent documents by the end of September. Yea!</p> <p>Two years ago, I recommended that the SOA hire a professional builder to oversee this project. Our BOD and SOA did nothing. Then, when things started to go amiss, they belatedly hired the eminently qualified owner of Compass Builders of Florida, Terry Jones, a Sandestin homeowner and resident, to provide consulting and construction management services. Who, I might add, I recommended way back then.</p> <p>So, where are we now? We have no plan, Mr. Jones is pushing for this, but we don't have a clear pathway to getting a plan. Now, we're considering extending our lease while we get our act together.</p> <p>It's hard to get around this, but our current BOD members and those who served over the last several years, are responsible for the situation we find ourselves in now.</p>