

SANDESTIN OWNERS ASSOCIATION, INC.

2022 Class A Election Candidate Questionnaire

Name:	Roger Ganger			
1.	Please describe your thoughts on managing the crowded Sandestin beach. The crowds have grown and will continue to grow as units are added.			
	<p>I believe we need to build a new pool on Audubon Drive. When we built the new pool on Baytowne Ave. the usage increased significantly. It took 80 to 100 people off of the beach. Many kids [and parents] prefer a pool over the salt water and sand. The addition of a second large pool complex could take 80 to 100 additional people off of the beach. Not a huge number but every bit helps. We had preliminary plans for a new pool on Audubon Drive when I was last on the board but it was put on hold by the subsequent board.</p> <p>Unfortunately, we are limited with the amount of beach frontage we have.</p>			
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.			
	<p>We need to have a good working relationship with SDI or a future declarant. One cannot survive without the other. When I was previously president I had a fairly good relationship with SDI and Mr. Becnel and I believe that could continue. I worked with SDI to acquire the Admin site originally and then came in when I was off of the board, and the agreement was in jeopardy, to help salvage the agreement. Future development is controlled by the Settlement Agreement that was negotiated several years ago. The amount of development and the location of that development is laid out in the agreement. Future development will depend on demand, as was shown at Osprey Pointe, where the units didn't sell well.</p> <p>I was involved in the negotiations with SDI when the Settlement agreement was reached and the legal challenges ended. I was also involved in the negotiations for the Admin Site. SDI is tough to deal with but we need to work together when possible.</p>			
3.	Please describe your views on the growing traffic issue on the resort.			
	<p>Traffic during peak season will always be a challenge. The more we can encourage owners and renters to use the tram system the fewer cars on the road the better. We also need more parking. The Village backs up as drivers look for parking. Unfortunately, the SOA owns no land to add parking so this is going to be on the declarant and the Village to solve the parking problem at the Village. I was involved in the construction of the round-about at the old 3 way stop. This helped the flow of traffic significantly in that area. I believe another round-about inside the East Gate could improve the flow of traffic in that area. This would take significant negotiations with SDI for some land on the golf course to provide sufficient space, but it should be considered.</p>			
4.	Do you see any conflicting interest between the south side of the resort and the north side?	Yes	No	<input checked="" type="checkbox"/>
	If so please provide your views.			
	<p>There shouldn't be a conflict. We all have the same issues. The south side has to deal with the traffic and parking related to the beach overcrowding and the north side has a similar problem with the traffic and parking at the Village. We need to work together to solve them.</p>			
5.	What are the plans for improving the entry and exit through the East Gate?			
	<p>I haven't been on the board for three years so I am not sure what has been discussed so far. As I mentioned above, I would like to explore a round-about at that location so traffic could flow more smoothly. We also had discussions with the Florida Department of Transportation to increase the time</p>			

	<p>allowed for cars to exit the resort thru the East Gate. If we could add 10 or 15 seconds to that light we could get more cars off property and reduce the back up at that light.</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>This is a tough issue. Third party rentals have changed the clientele. During slow times they will rent their units for a reduced price to generate some revenue. This forces down pricing and causes others to reduce pricing.</p> <p>Security staffing has been an issue for some time. The labor market is tough so it is hard to find officers. Pay has been adjusted but still a shortage. Getting our staffing level back to a desired level would put more patrol officers on the streets which could help reduce some of the issues.</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 served on the board for nine years as well as serving on the Finance committee and Security committee for several years. I am currently on the committee to improve the hardscape of our entrances to provide more of a “wow” factor when people arrive at Sandestin. I missed very few meetings. I am not in Sandestin during the summer, but I flew back most months, at my own expense, to attend meetings. I have served as treasurer, Vice President and President during my prior terms.</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 will attend most meetings including flying to Destin during summer months to attend. I may miss the September meeting in person due to travel plans but I will attend via video conferencing.</p>
9.	<p>What is your view of the delay in the construction of the Administration Complex project?</p> <p>This is one of the primary reasons I am again running for the board. I was involved in the acquisition of the property from SDI and I strongly believe we need to finish the project, give the SOA a permanent home and a maintenance facility. It will also give us a safety net for our garbage situation if things were to go south again with the declarant (SDI). It needs to move forward. Hopefully we can get some reprieve in building costs if home construction falls off but either way we need to do this project.</p>