

# A MOMENT WITH MANAGEMENT

Sandestin Owners Association

Tom Cooper, Executive Director SOA

Kitty Whitney, Sandestin Real Estate and Commercial  
SOA Board Member

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# Today's broadcast is being recorded

The video will be posted to the SOA website when it is made available from the ZOOM platform.

If you have questions,  
please type them in the  
question box and we will  
answer them accordingly  
at the end of the  
presentation.

Today's topic:

# THE MANY RELATIONSHIPS OF SANDESTIN GOLF AND BEACH RESORT

## The Acronyms

- BWNA – Baytowne Wharf Neighborhood Association or, The Village
- DRI – Development of Regional Impact
- SDI – Sandestin Investments or, The Developer and Resort Operator
- SOA – Sandestin Owners Association or, The Master Association

Who are they?

BWNA

- BWNA is the “Master Association” at the Village of Baytowne Wharf
- They are responsible for managing the common elements in and around the Village
- The owners in the Village are members of the SOA, but BWNA itself is not

Who are they?

SDI

- SDI is the developer of certain properties with the Sandestin Golf and Beach Resort, and is the owner of the DRI. SDI is also the Resort Operator
- SDI also owns and operates the majority of the amenities on the property
  - Baytowne Marina
  - Certain beachfronts
  - Commercial spaces in the Village
  - Conference Centers
  - 4 golf courses and a putting facility
  - Hotel Effie and Rental Units
- SDI provides many different club memberships
- SDI is a Commercial (Class B) Member of the SOA
- SDI is granted every right of the Residential (Class A) Member
- AND, by virtue of the Declaration of Covenants, Restrictions and Conditions, are granted other specific rights that Class A Members do not have (ARB requirements not applicable)

Who are they?

SOA

- SOA is the Master Homeowners Association serving the residential and commercial members at Sandestin
- With the exception of two swimming pools and two vacant parcels of land, SOA owns no property
- SOA is not responsible nor has the authority to intervene in the operation of or otherwise manage any of the amenities owned by SDI
- SOA Assessments fund the common area landscape maintenance, security, trash collection, and the administrative function of the association
- Zero dollars of any SOA assessment is transferred to SDI for operation of the amenities
- Being a member of the SOA is required by virtue of living in Sandestin, however, being a member of SOA does not make you a member of SDI's many clubs that it offers, nor does it automatically entitle you to use property belonging to SDI or other commercial entity, without its consent



Who are they?

# Guests

- The SOA receives calls and concerns about rights of guests and access to the property
- All SOA common property is intended for the "...use of Members AND their guests, lessees or invitees, and the visiting general public..." (Declaration, Article I Section 6)
- An invited guest of a Member whether residential (Class A) or a commercial (Class B) is afforded the same easement rights as that of an owner
- Under the terms of the Declaration, the SOA has no authority to apply rules differently or deny access simply because an individual is a guest of a member

Who are they?

# Other Members

- Hilton Sandestin Golf and Beach Resort
- Bay Club at Sandestin I and II
- Embarq
- Inspiration by Fairmont (fractional ownership)

## Fun Fact You May Not Know

- Point of View Apartments, Grand Blvd, Applebee's, and The Market Shops all have conditional memberships in the SOA
- However, their guests are not covered under the Declaration as previously described

## Historical Facts

- 1970's – The Resort master plan was launched and the Links Golf Course was opened along with the main security gate, Augusta Village, Magnolia Village Bayou Villas and Sandpiper. There was also a 99 room Sheraton Hotel on the bayside of the property
- 1978 Resort is acquired by Lakeland BV and the first Declaration of Covenants Conditions and Restrictions was established on December 31, 1980.
- In 1981 The Bos Group acquired the property from Lakeland BV
- 1984 the Hilton was constructed as was the Market Shops and Guest Registration beachside. Baytowne opened 3 - 9 hole courses; Dunes, Harbour and Troon

## Historical Facts

- 1991 Sime Darby, a Malaysian conglomerate acquired Sandestin
- 1994 Burnt Pine Golf opens for private play
- 1999 The Raven opens for play
- 2002 The Village if Baytowne Wharf opens
- 2005 Intrawest turns control of the Association to the Membership retaining 1 Declarant seat on the Board of Directors
- 2012 SOA acquires the Reeves Road Property
- 2010 Intrawest transfers ownership to Tom Becnel and SDI
- 2017 SDI and SOA resolve development dispute and the County approved the proposed changes to the DRI filed by SDI
- 2021 SOA acquires the Admin Drive parcel

## Key Ownerships

# Beach

- The SOA **does not own** any beach property
- Beaches are owned by each condominium, OR
- The Hilton, OR
- SDI
- The SOA has easement and use rights to certain portions of the beach



Sandestin Investments

Southwinds I&II

Southwinds III

SDI

Beachside I

Beachside II

SDI

Hilton

Hilton

Beach Villas

S = SOA Easement Beach

Key Ownerships

# Amenities

- Golf Course and Tennis – SDI
- Marina – SDI
- Beach Club – SDI
- Beach House and Sunset Bay Pool – SDI
- Preferred beach parking - SDI
- Audubon Pool and Phil Hummel Aquatic Facility - SOA



Key  
Ownerships

Rental  
Management

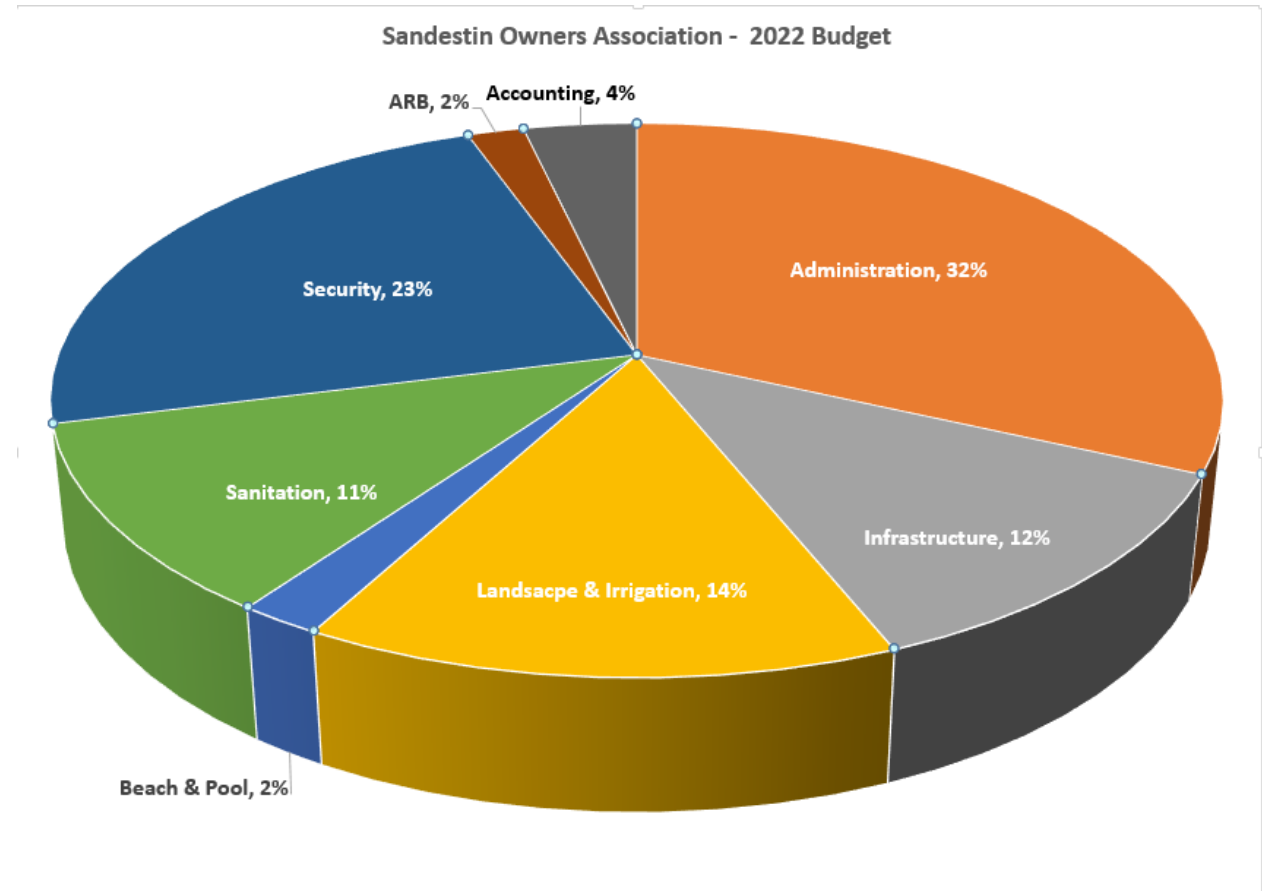
- SDI maintains over 900 rental units
- Third Party Rental Companies are the remainder
- There is no data available to date that tells SOA how many rental units are available

Key Ownerships

# Landscape and Hardscapes

- Most of the roadways throughout the property belong to the SOA except
  - Fountains
  - Inspiration
  - Parts of Mike Hayes Blvd
- Most landscape right of ways belong to the SOA
  - Some of the right of ways abut developers property or other neighborhood property
- Monument Signs at the entrances and along Hwy 98 belong to the SDI

SOA Budget =  
\$0.00 to other  
entities



## In Closing

- Just by virtue of ownership at Sandestin, Members of the SOA are not inherently entitled to use certain amenities or become members of Sandestin 's Owners Club
- All Members of the SOA are entitled to access and use the beach as described herein and use the two pools that are owned by the SOA
- Your Board of Directors is cognizant of these relationships, and the impacts they have on the membership
- The Board and Staff work closely with all members to encourage improvements and collaborations where possible (SDI/Baytowne Pocket Park for example)
- Wherever possible, actions are taken to further the Mission of the SOA, to preserve and enhance the experience and the assets of the Sandestin Community

Questions?

