

Sandprints Condominium Association, Inc. of Destin, Florida



May 2010 Association Newsletter

Greetings from your Board of Directors (BoD). We would like to take this opportunity to share the latest information concerning our Association affairs and activities and we hope you find it to be useful. We appreciate those owners who find time to read our newsletters in such a busy world!

Welcome...New Unit Owner

We would like to welcome Ms. Nina Crain to our Association...Nina is the new owner of Unit C-9. We hope to see Nina at the Annual Unit Owner Meeting in October.

BoD Meeting

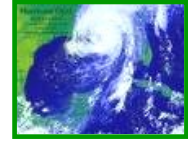
As previously announced to all unit owners, a BoD Meeting was convened on Saturday, April 17, 2010 in the Sandprints Clubhouse. **The meeting minutes are enclosed with this Association Newsletter.** The next BoD Meeting will convene on August 7, 2010 to adopt the 2011 Annual Budget.

Swimming Pool & Deck Renovation

Our major project in the 2010 Annual Budget is the renovation of the swimming pool and deck area. **We are pleased to announce that this project was completed on schedule and within budget.** The new swimming pool and deck area looks beautiful. The BoD would like to extend a special thanks to Darlane Landsberger (our Association Manager) who personally supervised the project and Kevin Kennedy (our Destin resident Association Treasurer) who assisted Darlane with key decisions during the renovation project. Those owners who have not had the opportunity to see the new pool may view it at our Sandprints link on the Bluewater Management Services website at www.bluewatermanagementservices.com.

Hurricane Season is Approaching!

For the past few years we've been fortunate to have dodged the major hurricanes that entered the Gulf. The hurricane season runs from June 1st through November 30th. During a hurricane, property will be damaged by high winds, flying debris and projectiles caused by these high winds, and torrential rains. When hurricane watches and warnings are issued, preparedness measures and precautions must be taken by the Association and condominium unit owners to mitigate the impact and effects of the approaching hurricane. These mitigation measures and precautions are focused primarily on the elimination of outdoor hazards that could become flying debris and projectiles from heavy winds. **With the onset of the hurricane season, we recommend that you review the provisions of Association Rule 06-13 (Hurricane Preparations for Association Property and Condominium Units)** to ensure that we are all familiar with our responsibilities if a hurricane hits the Destin area. We also recommend that you familiarize yourself with the Walton County evacuation routes while you're in Destin.



Central, Standardized Rental/For Sale Sign Marquee

Effective February 28, 2010, all Sandprints and Sandprints II condominium unit owners are no longer allowed to display any form of advertisement for condominium rentals or sales in condominium unit windows, doors, patios, balconies, or anywhere on Association property. The central, standardized rental/for sale sign marquee consists of three categories for sign slat placement: a) vacation rental condominiums; b) long-term rentals with lease agreements; and, c) condominiums that are "for sale."

To properly use this sign marquee, unit owners must order individual unit sign slats directly from Awesome Signs by calling 850.729.0760 and asking for either Audria or Mike (both owners). They will take your sign slat order and provide a cost estimate (approximately \$28.00). Once your sign slat is made, it can be re-used for subsequent rentals/sales opportunities.

The unit owner responsibilities and procedures for using the central, standardized rental/for sale sign marquee are:

- ❑ Only standardized sign slats produced by Awesome Signs are authorized to be emplaced in the central, standardized sign marquee
- ❑ "For sale" sign slats must be removed from the sign marquee no later than 7 days after the sale (closing) of a unit
- ❑ Long-term rental sign slats must be removed from the sign marquee no later than 7 days after the start date of the long-term rental/lease agreement

The content of this article is also posted at our Sandprints link on the Bluewater Management Services website at www.bluewatermanagementservices.com.

Gulf of Mexico Oil Spill

On April 20, 2010 an offshore oil drilling platform (Deepwater Horizon) exploded in the Gulf of Mexico near Louisiana. The rig, owned by Transocean Ltd, is under contract to British Petroleum (BP PLC). Most owners have been paying particular attention to the response activities to the massive oil spill. The movement of the oil spill is heavily dependent on changing weather and water conditions so it is difficult to predict what will happen beyond a 72-hour period.

Enclosed with this Association Newsletter are recent articles from the Walton Sun and Northwest Florida Daily News that describe the Walton County plan to protect its 26 miles of beaches if threatened by the oil spill. **Additionally, the following web sites provide daily oil spill response information.**

- ❑ Florida Department of Environmental Protection (DEP):
www.dep.state.fl.us/deepwaterhorizon
- ❑ Northwest Florida Daily News: www.nwfdailynews.com
- ❑ Walton County: www.co.walton.fl.us
- ❑ Walton Sun Newspaper: www.waltonsun.com

If you are an owner who rents your condominium unit to vacation renters, you should maintain detailed, written records of your rental transactions in order to be eligible for any future claim of “loss of rental income” against BP PLC or other responsible companies. Specifically, any vacation rental cancellation will probably need to be proven in writing/email. And any written notice of cancellation will need to state the reason for the rental cancellation. **Bottom line...keep detailed, specific, written rental records!**

Upcoming Mid-Bay Bridge Toll Increase

They get you coming and going...starting on June 1st, those who travel into Destin via the Mid-Bay Bridge will pay more to cross the bay. The Mid-Bay Bridge Authority has approved a **50-cent toll hike**. Motorists with a SunPass will pay \$2.00 to cross the bridge and others will pay **\$3.00**.

Monthly Unit Assessments



The BoD greatly appreciates all unit owners who routinely pay their monthly unit assessments on time...and a special thanks to those who pay assessments in advance. The Association Bylaws and Rules are very clear concerning the payment and collection of unit owner assessments. Delinquent unit owner assessment payments place an undue financial

hardship on the Association's monthly cash flow. Unit owners who are delinquent in the payment of their monthly unit assessments are not "carrying their weight." The BoD does not serve the Association responsibly if we allow unit owners to be delinquent in the payment of their share of our common expenses without taking the necessary steps to recover the delinquent assessments. Remember...monthly unit owner assessments are considered "late/delinquent" thirty days after the first day of each month. Administrative late fees and interest will be applied to the delinquent monthly unit owner assessments in accordance with the Association Bylaws.

Delinquent Assessments, Liens, and Foreclosures

As of May 10, 2010, the Association has seven condominium units (four one-bedroom and three two-bedroom) delinquent in the payment of monthly assessments. The total amount of delinquent monthly assessments owed by these seven unit owners is \$10,367.00; however, \$8,599.00 of the \$10,367.00 is owed by a one-bedroom unit owner that has "walked away" from his unit. This unit has not been foreclosed yet by the first mortgagee.

The Association files claims of lien on condominium units that over 90 days in arrears on assessment payments. The Association currently has claims of lien with the Walton County Clerk of the Circuit Court on two condominium units (one one-bedroom and one two-bedroom unit). Additionally, the Association will be mailing the required "30-day notice of intent to lien" to the owners of a one-bedroom unit that is over 90 days delinquent in the payment of assessments.

As of April 30, 2010, there are no foreclosed condominium units.

Association Rules & Vacation Rental Season

Spring starts a new vacation rental season and an influx of renters to the beautiful South Walton Beaches. Unit owners are responsible and accountable to the Association for the conduct and actions of their tenants and guests. We ask that unit owners who rent their units to vacationers ensure that their tenants have access to a copy of the "abridged" version of the 2010 Association Rules. You can download both owner and tenant versions of the 2010 Association Rules from the Sandprints link on the Bluewater Management Services website at www.bluewatermanagementservices.com.

The BoD appreciates the overall support from our unit owners in following our Association Rules. This rental season we ask that you emphasize the following common rule violations by vacation renters:

- ❑ No tenant or guest pets allowed...see Association Rule 06-01 (Pet and Animal Control).
- ❑ No parking of any boats, vessels or other watercraft, recreational vehicles, campers, motor homes, trailers, etc. on the Association

property or common elements...see Association Rule 06-02 (Parking Lot Use and Restrictions).

- ❑ Swimming pool safety...see Association Rule 06-10 (Swimming Pool Use and Restrictions) for the “dos and don’ts” around the swimming pool.
- ❑ Maximum occupancy for one bedroom units is four (4) persons and maximum occupancy for two bedroom units is seven (7) persons...see Association Rule 06-11 (Condominium Unit Occupancy Restrictions and Fire Safety Requirements).
- ❑ Noise and sound nuisances are not tolerated. The Association “Quiet Hours” in condominium units and on Association property and common elements are from 10:00 p.m. to 8:00 a.m. (Central)...see Association Rule 09-01 (Noise and Sound Nuisances).

“No Pet” Clauses in Lease Agreements

We continue to ask for your help by informing both short- and long-term tenants, prior to the arrival of the tenants on Association property, that tenants and guests are not allowed to bring pets/animals in the condominium units or on Association property and common elements. **Please do not advertise or market any Sandprints Condominium unit as a “pet friendly” unit for renters.**



If you rent your condominium unit to a long-term tenant please include a “No Pet Clause” in your lease or rental agreement. **An example of a simple No Pet Clause is provided for your use:** *“RESTRICTIONS: This rental/lease agreement prohibits the tenant from having any pets or animals in the rented/leased condominium unit or in any other Sandprints Condominium unit or on any property or common element of the Sandprints Condominium Association, Inc. of Destin, Florida. Any violation of this “no pet” provision shall be grounds for initiation of immediate eviction procedures by the Association pursuant to applicable Florida statutes and Walton County codes and laws.”*

Additionally, unit owners should not imply any “silent agreement” to prospective tenants or guests concerning pets nor should they provide any explicit, verbal permission for prospective tenants to have pets in condominium units or on our Association property.

Association-Related Emergency Procedures

Bluewater Management Services business hours are 9:00 a.m. to 5:00 p.m. (Central) Monday through Friday and their telephone number is 850.897.9400. Infrequently we experience emergency situations (after 5:00 p.m. Monday through Friday and during weekends and holidays) that require the immediate attention of the Association. Whenever there is an **Association-related emergency after business hours**, unit owners (not renters) should first contact either Jim Thyne (979.485.0377 [home] or

979.255.3839 [cell]) or Joe Santoro (864.322.8139 [home] or 864.787.6390 [cell]). Jim or Joe can determine if the situation is an Association-related responsibility and an emergency, and, if necessary, can contact management personnel to respond to the emergency situation. An example of an Associated-related emergency situation is water leaking from one condominium unit into another unit. Inoperable condominium unit air conditioners and tenant access to condominium units are not Association-related responsibilities.

Association Official Unit Owner Roster

Please help us keep the Official Unit Owner Roster updated with current information. We updated the roster at the 2009 Annual Unit Owner Meeting in October. Please provide any address, contact telephone number, and email address changes to Meredith Collins (Bluewater Management Services) at admin@bwms.gccoxmail.com or Jim Thyne at jsthyne@suddenlink.net.

Condominium Unit Spare Keys

Association Rule 06-08 (Association Intervention to Prevent or Mitigate Property Damage) requires each unit owner to provide a valid/operational key, or a combination for combination locks, to the Association that will allow access to their condominium unit front door in situations and emergency instances covered by the provisions of Section 718.111 (5), Florida Statutes. **If you have recently changed the lock/key on your condominium unit front door, please provide a valid/operational unit key or combination for the spare key box.** Please mail new unit keys/combinations to Bluewater Management Services, ATTN: Megan Alford, P.O. Box 5263, Niceville, FL 32578.



As always, we hope this newsletter provides relevant and timely information on topics of interest and that it serves its purpose of keeping you informed of the most recent activities and affairs of the Association. Please let us know if you have any particular topic you would like to see in future newsletters.

James G. Thyne, Jr.
President of the Association
and
Your Board of Directors