Sandprints Condominium Association, Inc. of Destin, Florida (SCA, Inc.) &

Sandprints II Owners' Association, Inc. (SP II, Inc.)



September 2017 Association Newsletter

Greetings...your Board of Directors (BoD) would like to take this opportunity to share the latest information concerning our association affairs and activities. This version of our newsletter focuses on important information about the upcoming 2017 Annual Combined unit Owner Meeting...save the date on your calendar...Saturday, October 7th.

August Combined BoD Meeting

As previously announced to all unit owners, a Combined BoD Meeting convened on Saturday, August 12, 2017 in the Sandprints clubhouse. The August meeting is important because it is the meeting in which the Combined BoD adopts the annual budgets for the next fiscal year.



The meeting minutes can be accessed at our Sandprints/Sandprints II link of our website (www.bluewaterassociationmanagement.com). The next Combined BoD Meeting will convene after the adjournment of the 2017 Annual Combined Unit Owner Meeting on Saturday, October 7, 2017. The meeting agenda is enclosed with this Association Newsletter.

Welcome --- New Unit Owners & Board Member

We are pleased to welcome new unit owners to our Sandprints Condominium Association, Inc. David and Julia Ballard are the new owners of Unit C-1 and live in Alexander City, AL. Currently, their son David is residing in the unit. We hope they can attend our 2017 Annual Combined Unit Owner Meeting on October 7th.

Additionally, we thank Mike Horne (Unit D-8) for volunteering his time to serve on the Combined BoD. Mike lives in Duluth, GA.

New Association Management Information

Effective March 1st, Bluewater Association Management (BAM) is our association management company. The company President and our Association Manager is Ms. Laura Landsberger. The office telephone number is 850.279.6050 and her email address is manager@bam.gccoxmail.com. The office assistant/accounts receivable person is Ms. Toni High at office@bam.gccoxmail.com. The Sandprints/Sandprints II website is located at www.bluewaterassociationmanagement.com.

2017 Annual Combined Unit Owner Meeting

It will soon be time for our 2017 Annual Combined Unit Owner Meeting. Please mark your calendars...this year's meeting will be held on <u>Saturday</u>, <u>October 7</u>, <u>2017</u> in the Sandprints clubhouse. Our traditional luncheon will be served at 11:30am (Central) and the meeting will convene at approximately 12:30pm (Central) with unit owner registration. Your participation in the affairs of the associations is very important to us and we look forward to seeing you next month. To ensure that the 2017 Annual Combined Unit Owner Meeting is productive and complies with the provisions of our governing documents and Florida statutes, **please review the information contained in this newsletter closely.**

Important 2017 Annual Combined Unit Owner Meeting documents and information enclosed with this newsletter:

- ✓ Official Notices/Agendas for both the 2017 Annual Combined Unit Owner Meeting and Combined BoD Meeting
- ☑ Blue RSVP & Pre-Registration/Non-Attendance Information Sheet
- ☑ Green Unit Owner General Power Proxy Form
- **☑** Sample Green Unit Owner General Power Proxy Form
- ☑ Yellow Limited Power Proxy Form for voting on Reserve Account funding
- ☑ Sample Reserve Account Limited Power Proxy Form

✓ Instructions for Yellow Reserve Account Limited Power Proxy Form

Hurricane Season!

For the past few years we've been fortunate enough to dodge major hurricanes that entered the Gulf. Unfortunately, the people of Texas have not been so lucky getting devastated by Hurricane Harvey. The hurricane season runs through November 30th so we still have nearly three months left



to stay prepared. During a hurricane, property will typically 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 an approaching hurricane. These mitigation measures and precautions are focused primarily on the elimination of outdoor hazards that can become flying debris and projectiles from heavy winds. We recommend that you review Association Rule 06-13 (Hurricane Preparations for Association Property and Condominium Units) to ensure familiarity with our responsibilities if a hurricane hits our area. We also recommend that you and your tenants and guests familiarize yourself with the Walton County evacuation routes from Miramar Beach. Please ensure that you and your tenants/guests do not unhook wind chains on storm doors. These chains prevent the storm door from blowing off its hinges during high winds. It is also very beneficial to leave the storm door screen up a few inches/notches so if the wind does catch the door it won't be pulled off its hinges.

Monthly Unit Assessments

The association 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 and help our cash flow balances. Delinquent unit owner assessment payments place an undue financial



burden on the association's monthly cash flows. Unit owners delinquent in the payment of their monthly unit assessments are not "carrying their weight." The Combined BoD does not serve the association well and does not fulfill its fiduciary responsibilities if it allows 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 due on the 1st of the month and are considered "delinquent" 30 days after the first day of each month. Administrative late fees and interest are applied to all delinquent accounts.

Association Rules

As unit owners, we are all responsible and accountable to the association for the conduct and actions of our tenants/renters and guests. We ask that unit owners who rent their units ensure that their tenants/renters have access to a copy of the tenant/renter version of the November 2016 Association Rules. Unit owners can access and/or

download both owner and tenant/renter versions of the current association rules from the Sandprints or Sandprints II link at www.bluewaterassociationmanagement.com.

The Combined BoD appreciates the tremendous support from the vast majority of our unit owners in following our association rules and ensuring that their renters do the same. We ask that you continually emphasize the following recurring rule violations to your tenants/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, RVs, golf carts, trailers, etc. on the association property or common elements...see Association Rule 06-02 (Parking Lot Use and Restrictions).
- Park only in the parking space designated and marked for the condominium unit they are leasing/renting... 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 and pool deck area.
- □ Fire safety code maximum occupancy formulas are based upon unit square footage and require maximum occupancy for one-bedroom units of four (4) persons and maximum occupancy for two-bedroom units of seven (7) persons...see Association Rule 06-11 (Condominium Unit Occupancy Restrictions and Fire Safety Requirements).
- Noise and sound nuisances are not appreciated on association property. The association and Walton County "Quiet Hours" in condominium units and on association property and common elements are from 10:00pm to 8:00am (Central)...see Association Rule 09-01 (Noise and Sound Nuisances).

Association-Related Emergency Procedures

Bluewater Association Management's normal business hours are 9:00am to 4:00pm (Central) Monday through Friday (850.279.6050). Infrequently we experience emergency situations (after 4:00pm Monday through Friday and during weekends and holidays) that require the immediate attention of the association. Whenever there is an **association-related emergency after normal business hours**, unit owners (not tenants/renters) should first contact Jim Thyne/President of the Associations (850.306.3299 [home] or 979.255.3839 [mobile]). Jim can help determine if the situation is an <u>association-related</u> responsibility and a legitimate emergency and, if necessary, can contact property management personnel to respond to the emergency situation. An example of an

<u>associated-related</u> emergency situation is water leaking from one condominium unit into another unit. Inoperable condominium unit air conditioners, tenant/renter access (i.e., lost keys) to condominium units, and someone parking in my designated parking space are not <u>association-related</u> responsibilities.

Association Official Unit Owner Roster

Please help us keep the Official Unit Owner Rosters updated with current information. As customary, we will update the unit owner rosters at the 2017 Annual Combined Unit Owner Meeting on October 7th. If you are unable to attend the meeting, please complete and submit the enclosed RSVP and Pre-Registration/Non-Attendance Information Form (blue form) and either scan and email it to Toni High at office@bam.gccoxmail.com or mail it to Bluewater Association Management, ATTN: Toni High, P.O. Box 5263, Niceville, FL 32578.

Condominium Unit Spare Keys

§718.111(5) and Associations Rule 06-08 (Association Intervention to Prevent or Mitigate Property Damage) requires each unit owner to provide a valid/operational key, or combination for combination locks, to



the association that will allow access to their condominium unit front door in situations and emergency instances. If you have recently changed the lock/key/combination on your condominium unit front door, please provide a valid/operational unit key or combination for the spare key box or you can bring unit spare keys/combinations to next month's 2017 Annual Combined Unit Owner Meeting. If you are unable to attend this meeting, please mail unit keys/combinations to Bluewater Association Management, ATTN: Laura Landsberger, P.O. Box 5263, Niceville, FL 32578.

In closing, we value your input and feedback on matters of our associations and look forward to seeing you at next month's 2017 Annual Combined Unit Owner Meeting. However, if you are unable to attend the October 7th meeting, we hope that you will review the enclosed documents and participate in the meeting through the completion and submission of properly executed general and limited power proxies.

Jim Thyne
President of the Associations
and
Your Combined Board of Directors