

Sandprints Condominium Association, Inc. of Destin, Florida



January 2010 Association Newsletter

Greetings and a healthy and prosperous Happy New Year from your Board of Directors (BoD). We would like to take this opportunity to share the latest information concerning our Association affairs and activities.

October 2009 Owner & BoD Meetings

As previously announced to all unit owners, the 2009 Annual Unit Owner and BoD Meetings were convened on October 10, 2009 in the Sandprints Clubhouse. The BoD appreciates the support of the unit owners who were able to attend the luncheon and meetings. By a 6-0 vote, the BoD re-adopted the 2010 Annual Budget after a majority of unit owners voted to reduce the fully-funded Reserve Account. Both meeting minutes and the adopted 2010 Annual Budget are enclosed with this Association Newsletter.

2010 Swimming Pool Renovation Project



Our major project in the 2010 Annual Budget is the complete renovation of the swimming pool and deck area. At its October BoD Meeting, the BoD selected TamTech Pool & Spa as the contractor for the swimming pool portion of the project and CTI Decking for the deck area renovation. Bluewater Management Services will provide the project management and Kevin Kennedy (our Association Treasurer and Destin board member) will provide on-site board involvement when necessary. Weather permitting, the estimated project completion time is approximately 3 weeks. The project is scheduled to begin in early February. Bluewater Management Services will provide appropriate notices of the swimming pool closure on each condominium unit door.

Recent Vagrant Incident

There has been a recent incident involving an alleged vagrant person on Sandprints Condominium Association property and in condominium units. Some of you may recall from the week of our October meetings that the Walton County Sheriff Office evicted a man from the duplex dwelling located on Payne Street across Driftwood Road. The individual being evicted was a person who has rented and/or stayed in Sandprints Condominium units in the past, specifically Units E-11 and E-6. Over the years he has also performed repairs and renovations in some of our condominium units. And, over the years, owners have given him keys to their condominium units in order to work inside them. This person is named Joe Michael McDonald.

In November, an incident was reported in which B Building owners entered their condominium unit and discovered Mr. McDonald inside his unit. The unit owners did not take any legal action against Mr. McDonald at the time of the incident. However, after the incident was reported to the BoD, we believed it was prudent to arrange for the Walton County Sheriff Office to patrol our property. According to official Walton County records, on November 28, 2009, the Walton County Sheriff Office arrested Mr. McDonald and booked him for trespassing on Sandprints Condominium Association property. Mr. McDonald's booking address was listed as 100 Payne Street which is believed to be the address from which he was evicted in October. Mr. McDonald's DOB was recorded as 10/24/52.

At this time, we do not know if Mr. McDonald has any keys to Sandprints Condominium units in which he has either resided or worked in the past. However, we caution all unit owners that have had any relationship with McDonald which consisted of providing him with keys or combinations to their condominium units, that they should consider re-keying their locks or changing their security codes.

Additionally, we want to inform the unit owners that the Association will be taking legal steps to prevent him from coming on Sandprints Association property to include inside condominium units. In consultation with our attorney, the BoD will file a complaint against Mr. McDonald with the Walton County Sheriff Office and request that a "trespass warning" be issued to him. This "trespass warning" will be issued for all of the Sandprints Condominium Association property to include the 60 condominium units. After the "trespass warning" is issued to Mr. McDonald, if he appears on our property again the Walton County Sheriff Office will respond to any call that alerts them that he has violated the "trespass warning" and, if they find him on the property, he will be arrested.

This serves as our official notice that unit owners are not permitted to conduct any business with Mr. McDonald that requires him to be on Sandprints Association property or in any Sandprints Condominium unit. This also means that Mr. McDonald is prohibited from being a guest in a Sandprints Condominium unit and he is not permitted to rent or reside in any Sandprints Condominium unit.

It is in the best interest of the Association that these actions be implemented and followed...thanks for your assistance in the matter.

Water Shut-Off Valve Markings

We would like to thank Kevin and Nancy Kennedy for their efforts with the water company to mark our individual condominium unit water shut-off valves. Kevin took it upon himself to get this done after there was discussion about it at the 2009 Annual Unit Owner Meeting. Thanks for going the “extra mile” for the Sandprints owners!

Central, Standardized Rental/For Sale Sign Marquee

At the October 2008 Annual Unit Owner Meeting, the BoD presented its concept for a central, standardized rental/for sale sign marquee. It also distributed pictures to the unit owners portraying the type of sign marquee that the Association will emplace for unit owners to advertise all unit rentals and sales.

At its April 2009 meeting, the BoD unanimously approved the design and installation of the central, standardized rental/for sale sign marquee and decided that it would be installed on the Association property at the end of the 2009 budget year. On Wednesday, January 20th, Awesome Signs (1081 John Sims Parkway, Niceville) will install the sign marquee in the northwest corner of our property (facing Driftwood Road).

Effective February 28, 2010, all Sandprints and Sandprints II condominium unit owners will no longer be allowed to display any other form of advertisement for condominium rentals or sales in condominium unit windows, doors, patios, balconies, or anywhere on Association property. Association Rule 06-06 (Architectural Design Standards) contains the basic information concerning this requirement. 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

This article will also be posted to our Sandprints web page.

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 the November 30, 2009 financial statements, the Association has three condominium units (two one-bedroom and one two-bedroom) delinquent in the payment of monthly assessments. The total amount of delinquent monthly assessments owed by these three unit owners is \$16,813.00; however, \$16,067.00 of the \$16,813.00 is owed by two one-bedroom unit owners.

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 units). The Association files claims of lien on condominium units that over ninety days in arrears on assessment payments.

As of December 31, 2009, there are no foreclosed condominium units.

Association Rules

The BoD appreciates the great support from our unit owners in following the Association Rules. As expected, the vast majority of unit owners do their very best to ensure that our rules are followed, not only by them, but by their guests and tenants also. Unit owners are responsible, and ultimately accountable to the Association, for the conduct and actions of their tenants and guests. **Please ensure that your tenants and guests are aware of our Association Rules that apply to them.** We can all contribute to this effort if we ensure that our tenants and guests: know that we have Association Rules that we

enforce; know where to locate the abridged version of the Association Rules; and, are aware of the Association Rules prior to occupying a condominium unit.

We continue to ask unit owners to: provide a copy of the complete set of rules (not the abridged version) to prospective long-term tenants prior to signing a lease; and, include a clause in the lease agreement in which the prospective long-term tenant acknowledges that they have read, understand, and agree to comply with the Association Rules.

You can download owner (unabridged) and tenant (abridged) versions of the 2010 Association Rules from the Sandprints link on the Bluewater Management Services website at www.bluewatermanagementservices.com. We will save postage costs this year by not mailing paper copies to all unit owners.

"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 it 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