

**Sandprints Condominium Association, Inc.  
of Destin, Florida  
&  
Sandprints II Owners' Association, Inc.**



**November 2011 Association Newsletter**

*Greetings and wishes for a happy and healthy holiday season from your Combined Board of Directors (BoD). We would like to take this opportunity to share the latest information concerning our Associations' affairs and activities.*

**October 2011 Combined Owner & BoD Meetings**

As previously announced to all unit owners, the 2011 Combined Annual Unit Owner and Combined BoD Meetings were convened on October 8, 2011 in the Sandprints clubhouse. The Combined BoD appreciates the great support of the unit owners who attended the luncheon and meeting. We also thank those unit owners who were unable to attend the meeting but submitted properly-executed proxies that allowed us to achieve a quorum for the meeting. And, a special thanks to Darlane Landsberger, our Association Manager, and her Bluewater Management Services staff for the superb luncheon fare. Minutes for both meetings and the Combined BoD-adopted 2012 Annual Budget are enclosed with this Association Newsletter.

**SCA, Inc. 2012 Major Renovation Project**

The SCA, Inc. major project in the 2012 Annual Budget will be continuation of the replacement of aesthetically-deficient living room living room windows in both one and two bedroom units and second level sliding glass doors. Guy's Glass and Mirror is the vendor for the project. The next phase of the project (Buildings A, D, and C) is scheduled to be completed in March 2012.

## Electronic Payment of Monthly Assessments

Enclosed with this Association Newsletter is a copy of the an **Auto-Debit (ACH) Authorization Form** that unit owners may submit to Megan Alford at Bluewater Management Services in order to set-up an automatic payment of the required monthly assessment from the unit owner's bank account. The Combined BoD encourages unit owners to implement this method of payment to avoid "forgetting" about the monthly payment and the consequential late fees and interest for delinquent accounts.

## Monthly Unit Assessments



The Combined 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 and help our cash flow balance. 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 Combined 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 is applied to all delinquent monthly unit owner assessments.

## Preventive Maintenance Guide & Checklist

During the 2011 Combined Annual Unit Owner Meeting, the unit owners requested that the Condominium Unit Owner Preventive Maintenance Guide & Checklist be re-distributed to the unit owners. **The guide/checklist is enclosed with this Association Newsletter.** A point of discussion at the 2011 Combined Annual Unit Owner Meeting was water heaters. The Association and two condominium units experienced a major water damage incident this past year due to a water heater leaking from underneath where there was significant rust. **Any unit owner who still has an original water heater in their unit (which means it is at least twenty-five years old) should replace the heater...it is a disaster waiting to happen!**

## Outside Water Faucets

Reminder...the outside **water faucets** located in the front and rear of the one bedroom units are **metered to the one bedroom units** and are not for use by two bedroom unit owners/tenants/guests. If a contractor must use a one bedroom unit water faucet to accomplish work for the associations, the contractor will first notify Bluewater Management Services of which unit water faucet is to be used so that the

unit owner can be properly reimbursed for any documented increase in their water bill.

## "No Parking" Placard for Improperly Parked Vehicles

The President of the Associations will email unit owners (who have previously agreed to receiving email from the association) a placard that can be placed on vehicles that are improperly parked in your designated unit parking space. This was a topic of discussion at the 2011 Combined Annual Unit Owner Meeting. The placard has been used by some owners and it is usually effective in getting the violators to remove their improperly parked vehicle. If, after a reasonable period of time, the improperly parked vehicle is not removed, the unit owner should notify Bluewater Management Services so that "towing warnings" may be issued.

## Association Rules

The Combined BoD appreciates our unit owners' support in following 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/renters also. Unit owners are responsible, and ultimately accountable to the Association, for the conduct and actions of their tenants/renters and guests. Please ensure that your tenants/renters and guests are aware of Association Rules that apply to them. We can all contribute to this effort if we ensure that our tenants/renters 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/renters prior to signing a lease; and, include a clause in the lease agreement in which the prospective long-term tenant/renter acknowledges that they have read, understand, and agree to comply with the Association Rules.

Unit owners can download owner (unabridged) and tenant/renter (abridged) versions of the 2011 Association Rules from the Sandprints link on the Bluewater Management Services website at [www.bluewatermanagementservices.com](http://www.bluewatermanagementservices.com). We will save postage costs again this year by not mailing paper copies of the January 2012 versions of the rules to all unit owners. Please refer to the enclosed 2011 Combined Annual Unit Owner Meeting minutes for an update of the rule revisions that will be effective with the January 2012 version of the Association Rules.

## "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/renters on Association property, that tenants/renters 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/renter 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/renter 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/renters 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 (864.787.6390 [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 2010 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](mailto:admin@bwms.gccoxmail.com) or Jim Thyne at [jsthyne@suddenlink.net](mailto: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: Meredith Collins, 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 Associations  
*and*  
*Your Combined BoD*