

**Sparkling Waters Homeowners Association (SWHA)**  
**Annual Meeting**  
**Sunday, April 7, 2019**

**Members Represented:**

1. Akins, Ellis and Alicia (2 lots)
2. Bushelle, Bill and Paula
3. Gildea, Jim
4. Graham, Barry and Alicia
5. Gusoff, Daniel
6. Hale, Eleanor
7. Heise, Sharon
8. Hodge, Brian
9. Holifield, JR and Jill
10. Lio, Joan and Chris
11. Manion, Mike (2 lots)
12. Russo, Troy (2 lots)
13. Stinson, John and Suzie
14. Sunderhaus, Darren
15. Totty, John

**By Proxy:**

16. Acree, Tracy
17. Broyles, Philip
18. Gusoff, Gus and Samantha
19. Lio, Chris and Joan
20. Montgomery, Billy
21. Nation, Andrew
22. Saxey, Tom and Cindy
23. Shaw, Mike
24. Spolski, John
25. Vellanikaran, Alice

Meeting was called to order by President Barry Graham at 2:07 PM.

1. Homeowner Introductions

Covenants, Restrictions and Reservations (CRR) define a quorum as a minimum of 51% or 22 of the 42 lots represented. With 28 lots represented at this meeting, a quorum has been successfully obtained.

2. Update on Association Activities

- A. Renewed liability insurance through Harris Insurance Services with Auto Owners Insurance for 2019. Annual cost was \$1,373. By switching carriers, the annual insurance bill decreased by \$200 from last year.

- B. Renewed website domain name [www.sparklingwatershoa.com](http://www.sparklingwatershoa.com) with JustHost at reduced rate. Website since updated with reorganized folder structure on April 9, 2019.
- C. Re-registered SWHA with State of Florida, [www.sunbiz.org](http://www.sunbiz.org).
- D. Renewed annual retainer with Attorney firm, Becker & Poliakoff.
- E. Tax Return: Filed tax return for 2018, IRS Form 1120-H. No taxes owed, as expenses are greater than interest accrued, however earnings were highest ever: \$4003.37. Earned \$3,750.90 in 2017 and \$3,414.80 in interest and dividends in Tax Year 2016. Expect earnings to increase due to \$10K annual contribution to main investment account with Raymond James. Goal is to build accounts to \$250K to cover future expected costs to replace private roads (Radiant Circle, Shimmering Lane).
- F. Covenants, Restrictions and Reservations were updated, approved and recorded with the Okaloosa County Records office on October 23, 2018 to allow the BOD to grant up to a \$100 credit each year for in-kind volunteer work by the members.
- G. Neighborhood BBQ--last year's BBQ was a great success. Thanks again to Ellis and Alicia Akins for hosting and Joan Lio and Christine Totty for organizing. Propose to have next BBQ on October 27<sup>th</sup>, 2019, with an Oktoberfest theme as in the past.
- H. Landscaping.  
 Fall Workday was October 20<sup>th</sup> and Spring Workday was March 9<sup>th</sup>. Good turnout at both. Thanks to all who participated. You save the association over \$10K annually by supplying volunteer labor. Participants replaced boardwalk and dock decking and added new plants and mulch to the common flower beds. With help from Waterford Estates and Parrish Point residents, we also cleaned up the garden in the median on Hwy 98 between McDonald's and Tom Thumb.
- I. Based on excessive speeding reported on Radiant Circle at last year's meeting, the HOA purchased one set of speed bumps and a resident donated the other two. Thanks to Gus Gusoff and John Stinson for their work to acquire and install the new speed bumps and to Ryan Miliken on his help with getting them delivered to our neighborhood.
- J. Based on a report of a faded stop sign on the western intersection of Radiant Circle and Parrish Blvd at last year's meeting, the HOA ordered a new stop sign from sign company who did the original installation, Boardwalk Designs, in Lynn Haven FL. Thanks to Barry Graham for installing the new sign.
- K. In January, upon resident request and BOD approval, the HOA ordered an underwater fishing light and a few volunteers installed it on the edge of the community dock. Installation of the fishing light revealed some issues with the dock electrical. Repairs were postponed til warmer weather.

### 3. Near-Term Activities

- A. Community Dock/Boardwalk. Workday participants replaced 141 of 1200 deck boards. Recommended deck board replacement schedule is every 5 years or 240 boards per year. Recommended joist/stringer replacement schedule is every 10 years. Barry explained that the original dock structure used 2 x 6's and lag bolts. Newer dock structure (extension) used 2 x 8's and carriage bolts and nuts. Original dock structure is showing wear, lag bolts are rusting are coming loose. Will soon need to replace older sections of the dock. Barry

proposed a Fall Workday to repair handrails on the boardwalk between Radiant Circle and Shimmering Lane, and begin repairs on original section of dock. He recommended a weatherproof coating be added to the boardwalk solar lighting.

- B. Re-register SWHA with State of Florida prior to May 1<sup>st</sup>.
- C. Submerged Land Lease Renewal. SLL does not expire until May 2025. There is still a 6% tax on indirect income (slip transfers). Along with the county recording fee, the cost is  $\$1275.60 + \$61 = \$1,336.60$ . (This is a correction over what was reported at the meeting.) The transfer fee is based on DEP's appraised value of the slip, not the actual sales price.
- D. Despite seal coating, a few potholes/ruts on Shimmering Lane and Radiant Circle remain. Barry proposed to buy a bucket of sealant from Home Depot and recruit a few volunteers to help him fill them in. Work day would need to be in the summer as coating needs temperatures to remain above 80 degrees to properly cure/dry. If these depressions are not repaired, they will erode and decrease expected life span of our private roads.
- E. Florida Department of Transportation held a hearing on January 15, 2019 to discuss widening of Highway 98 and modification of several intersections, to include the Parrish Blvd intersection. Ellis Akins attended the hearing and brought back the pamphlets on the project as well as a copy of the projected change to the Parrish Blvd intersection, which will involve blocking the current entrance to Hwy 98 and re-routing behind Tom Thumb. See slide 13 from the Annual Meeting Charts.

#### 4. Financial Report

See slides 14-26 of the attachment briefed at the April 7<sup>th</sup> meeting. At time of minutes publication, 40 of 42 lots are current on 2019 dues.

#### 5. Proposed Budget

See slide 21 of the attached briefing presented at the April 7<sup>th</sup> meeting. Given other expenses and allotments, treasurer recommended keeping assessments at \$500 per lot per year with \$100 credit for participating in neighborhood workdays/work projects.

#### 6. New Business.

- A. Sparkling Waters Phonebook. Florida Statutes have previously allowed homeowners associations to share personal contact information only with written consent of each homeowner. New statute, an amendment to Section 718.111(12), clarifies that an association can publish all owner telephone numbers in a directory and that owners can consent to the publication of other contact information. *"An association may print and distribute to parcel owners a directory containing the name, parcel address, and telephone number of each parcel owner. However, an owner may exclude his or her telephone number from the directory by so requesting in writing to the association."* Alicia has not been able to get a phonebook built due to time required to obtain signatures and turnover of properties in Sparkling Waters. At time of meeting, missing 6 member's written consent forms. At minutes publication, were missing 4 consent forms. Published directory without contact information (other than mailing address) for those 4 members. Built two email distro lists, one that contains all those who granted permission and one for those who did not.

- B. SWHA BBQ. Association to sponsor annual neighborhood Barbeque with an Oktoberfest theme on Sunday, October 27<sup>th</sup>, 2019. Ellis Akins agreed to host again at 578 Radiant Circle. Christine Totty volunteered to organize.
- C. Bill Bushelle brought up Florida Law that Covenants, Restrictions and Reservations expire in 30 years unless otherwise indicated. Barry Graham agreed that it is probably time to bring the CR&R to an attorney for a cover-to-cover review to ensure we are covered by the new laws and outdated sections are removed.
- D. Suzie Stinson asked if the Post Office will allow cleaning/painting of community mailboxes. She offered to clean/paint the mailbox on Radiant Circle if approved. Since the meeting, Barry Graham did confirm with the Postal Service that the mailboxes are owned by the HOA and that the HOA can authorize cleaning/painting.
- E. For safety, dogs are not allowed on the beaches in Okaloosa County per County Ordinance No. 77-19, Section 6. Ordinance 5-25 states it is unlawful for pet owners to fail to dispose of their animal's waste on any public or private property.  
<http://library.municode.com/index.aspx?clientId=11900>
- F. Waste Disposal:
  - a. Hazardous Waste Disposal. Location: 80 Ready Ave: FREE Drive Thru Drop-off for local residents every Tuesday thru Saturday from 7am - 3pm, no appointment necessary. For more info: 850-301-2013 or <http://www.co.okaloosa.fl.us/pw/environmental/hazardous-waste>
  - b. Yard Waste: For bulky yard waste pickup (e.g. tree limb piles), call 850-301-2822 to schedule a special pickup. Regular yard waste pick up day is Friday. Trash pick up days are Wednesdays and Saturdays. Recycling is Saturdays only.
  - c. Bulky Waste: For bulky waste pickup (e.g. furniture), call 850-862-7141 or 850-301-2822 to schedule a special pickup.
- G. It is the responsibility of property owners to ensure that tenants and buyers receive copies of the Covenants, Restrictions and Reservations and Mooring Facility Rules & Regulations which are posted at: <http://sparklingwatershoa.com/Documents.php>
- H. Residents are encouraged to report non-functioning lights to Gulf Power directly at: <http://www.gulfpower.com/outages> or call Customer Service at 1-800-225-5797 24 hours — 7 days a week.

## 8. Voting Issues

- A. Lisa Manion made the motion to approve the proposed budget for Sparkling Waters Homeowners Association for April 2019-April 2020 and also to keep the annual dues for 2019-2020 at \$500 per lot per year (with \$100 credit for workday/project participation) to build the investment accounts. Seconded by Ellis Akins. All voted in favor.
- B. Bill Bushelle made the motion that the next annual meeting be April 5, 2020. Easter Sunday is April 12th, 2020. Okaloosa County Schools Spring Break is March 13-20, 2020. Troy Russo seconded. All voted in favor.
- C. Ellis Akins made the motion that as there were no new volunteers for officer positions, that the existing slate of officers (Barry Graham, president, John Totty, vice president, Ryan

Bone, Director at Large, Alicia Graham, secretary/treasurer), be retained. Bill Bushelle and Suzie Stinson seconded the motion. All voted in favor.

9. Next annual meeting is scheduled for Sunday, April 5th, 2020 at 2:00PM at 552 Shimmering Lane. President Barry Graham adjourned the 2019 annual meeting at 3:07 PM.

Attachment: Briefing slides presented at April 7, 2019 annual meeting.

Minutes as recorded by:

Alicia Graham, SWHA Secretary

Approved by:

Barry Graham, SWHA President

# Sparkling Waters Homeowners Association

2019 Annual Meeting  
April 7<sup>th</sup> , 2019

# SWHA Annual Meeting Agenda

- Update on Assoc activities
- Near term activities
- Financial report
- New Business
- Voting Issues
- Next meeting

# Roll Call

- Akins, Ellis & Alicia-2
- Brockmeier, Aaron -2
- P** Broyles, Philip -1
- Bushelle, Bill & Paula-1
- Dixon, Alan & Monika-1
- Felty, Thomas & Libbi-1
- Gildea, James & Gaudencia-1
- Graham, Barry & Alicia-1
- P** Gusoff, Daniel & Samantha-1
- Hale, Josh & Eleanor-1
- Hammons, Stewart & Keara-1
- Hawk, Kenneth-1
- Hodge, Brian & Susan-1
- Holifield, JR & Jill-1
- Hoy, Neil & Kattie-1
- Johnson, Sam & Silinda-1
- Keith, Stephen-1
- P** Lio, Christopher & Joan-1
- Manion, Lisa & Michael-2

**P = Proxy**

- Manning, Tim & Jamie-1
- P** Montgomery, Billy & Cynthia-1
- P** Nation, Andrew-1
- Rak, Kevin and Mary-1
- Rodriguez, Moises & Yeidy, M.-1
- Rogacki, J & Heise, S -1
- Russell, Stephanie-1
- Russo, Troy-2
- P** Saxey, Thomas & Cindy-1
- P** Shaw, Michael & Helen-1
- Smith, Jackie B.-1
- Sotomayor, Luis-1
- P** Spolski, John, Nancy, John-1
- Stinson, John & Suzanne-1
- Styba, Scott & Maria-1
- Sunderhaus, Mags & Darren-1
- Totty, John & Christine-1
- P** Tracy Acree Constr-1
- P** Vellanikaran, Alice-1

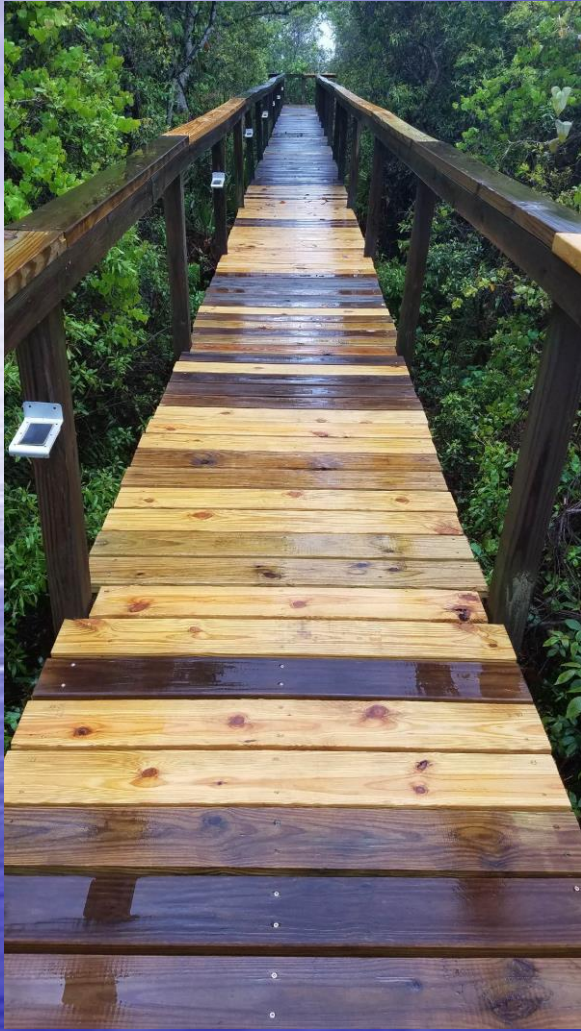
Present - \_\_\_\_\_ of 42



# Update on Assoc Activities

- Re-registered SWHA with State of Florida
- Fall Neighborhood BBQ
- Renewed website domain name/JustHost
- Federal tax return
- Renewed retainer with Becker & Poliakoff
- Obtained liability insurance with Auto-Owners Ins.
- Fall/Spring Work Days – Oct 20<sup>th</sup> and Mar 9<sup>th</sup>
- New Annual Meeting Yard Signs
- Speed Bumps on Radiant Circle
- Installed Fishing Light at end of Community Dock
- Replaced spotlights on East Sparkling Waters Sign
- Changed CRR to allow \$100 credit for in-kind labor

# Fall/Spring Workdays, October 20<sup>th</sup> /March 9<sup>th</sup>



Boardwalk  
West



Dock Repairs

# Fall/Spring Workdays, October 20<sup>th</sup> /March 9<sup>th</sup>



Landscaped Flower  
Beds

# Fall/Spring Workdays, October 20<sup>th</sup> /March 9<sup>th</sup>



Parrish Point Garden on Hwy 98

Waterford Estates President  
offered to add mulch



# Other Projects



New Stop Sign



# Other Projects



Speed Bumps on Radiant Circle



Fish Light On Dock

# Road Maintenance Status

- April 2017: Emerald Concrete and Paving, FWB:
  - Removed debris. Filled cracks w Asphalt Filler. Seal Coated 34K sq ft. \$8500.00.
  - Still need to fill remaining small potholes on Radiant
- Crack Filling:
  - Crack filler available at Home Depot
  - 40 lb Bucket Pothole Patch \$31.97
  - Volunteer labor?

# Road Cracks Needing Filling





# Future near term activities

- Re-register SWHA with State of Florida
- Additional boardwalk repair/replacement
- Patch potholes in Radiant and Shimmering
- Clean and seal solar lights on boardwalk
- Hwy 98 project/changes to Parrish intersection
- Repair speed bump near E. entrance to Radiant
- Rewire dock electrical junction box

# Projected Intersection at Hwy 98



FDOT is conducting a public and Environment (PD&E) Study to review the analysis findings and alternative and safety improvements.

Santa Rosa County to Mary Esther. This study is evaluating roadway efficiency of intersection operations, the corridor. Access management closing, and creating new median of environmental impacts and impact) under Section 4(f) of the U.S. hearing will begin in an open house presentation at 6:30 p.m., followed by a

alternatives and evaluate the potential impacts. The study also assesses access management modifications and bicycle safety improvements, and potential interchanges on of the study will provide FDOT the information necessary to make roadway widening project.

meeting was held to introduce the study area and receive public input. The study team to develop roadway widening alternatives and

### The study has investigated the following:

- Widening the existing facility throughout the project limits.
- Improving the efficiency of intersection operations.
- Improving safety with access management features.
- Providing interchanges at S.R. 87 and S.R. 399.
- Providing sidewalk and bicycle enhancements.

### Agenda

Open Forum  
Public Hearing- Formal presentation followed by a public comment period.

5:30 - 6:30 p.m.  
6:30 p.m.

# Financial Report

Alicia Graham  
Secretary/Treasurer

# Previously Estimated Budget May 2017-April 2018

Administrative/Attorney Costs	1,686.25
Insurance	1,600.00
Utilities	2,100.00
Street Maintenance and Repair Fund	10,000.00
SWHA partial share of Dock costs	200.00
Improvements	2,500.00
Total	18,086.25
Number of Lots	42
Average Per Lot assessment	430.63

28 Lots paid \$400 due to credit

$30.63 \times 42 = 1,286.46$  shortfall; covered by

$14 \times 100.00 = 1,400$  dues generated from those without workdays credit

# Financial Report

- Assessments/Fees collected
  - All delinquent lots have been sold and delinquent accounts paid up through 2018
  - 16 homeowners billed \$500 (no workday credit)
  - **31** of 42 lots fully Paid as of April 7<sup>th</sup>, 2019
- Earned \$4,003.37 in dividends in Tax Year 2018. Earned \$3,750.90 in 2017 and \$3,414.80 in interest and dividends in Tax Year 2016. (*\$2,011.02 in 2015; \$1925.01 in 2014; \$61.24 in 2013*)

# Financial Report

- **Actual Expenses (Apr 18 – Apr 19)**
  - Gulf Power (Street Lights) 1,932.18
  - State filing fee 61.25
  - Administrative (postage, recording fees, signs, website) 499.38
  - Attorney Fees 415.00
  - Construction, supplies, landscaping, speedbumps, etc. 3,294.68
  - Liability Insurance 1,373.00
  - Common Dock Expenses (SWHA 1/3 Share) plus utilities 200.00
  - Fall BBQ 207.84
  
  - **TOTAL EXPENSES:** 7,983.33
  - **Deposit to Investment Acct** 10,000.00
- **Current Balance Checking Acct (xxx -xxx-625-0) 10,621.38**
- **Balance Main Ray James Investmnt Acct (3/29/19) 138,777.03**
- **Balance Dock Ray James Investmnt Acct (3/29/19) 18,199.00**

# Financial Report

- Upcoming expenses (Apr 19-Apr 20)
  - Insurance 1,600.00
  - Filing Fee (due by May 1<sup>st</sup>) 61.25
  - Utilities (Streetlights and Gazebo) 2,100.00
  - Attorney Retainer (due by Jan 1<sup>st</sup>) 125.00
  - Administrative 500.00
  - SWHA 1/3 Share of Dock Fees 300.00
- Allocations
  - Improvements 2,500.00
  - Road Repair Investment Account 10,000.00
  - Attorney costs 1,000.00
- Total Projected Expenses/Allocations: \$18,186.25

# Financial Report

• Beginning Balance	10,621.38
• CY19 Assessments	18,400.00
• CY19 Outstanding Dues	4,900.00
• Delinquent Property Dues/Fees	0.00
• Less Projected Expenses	- 4,686.25
• Less Projected Allocations	- 13,500.00
• Expected Working Balance	10,835.13



# Road Maint & Repair Fund (Goal-\$250K)

February 28 to March 29, 2019

**RAYMOND JAMES®**

## Sparkling Waters Home Owners Assn Account Summary

Account No. [REDACTED]

Closing Value **\$138,777.03**

SPARKLING WATERS HOME OWNERS ASSN  
552 SHIMMERING LN  
MARY ESTHER FL 32569-3422527

TAMMY HALPRIN, SCOTT FINKLER  
Raymond James & Associates, Inc.  
34851 EMERALD COAST PARKWAY | SUITE 200 | DESTIN, FL 32541 | (888) 317-8956 | (850) 269-8026  
halprinfinkler.com | scott.finkler@raymondjames.com

Raymond James Capital Access Client Services | 800-759-9797  
24 hours a day, 7 days a week, including holidays  
Online Account Access | raymondjames.com/clientaccess

### Investment Objectives

**Primary:** Income with a high risk tolerance and a time horizon exceeding 10 years.

### Activity

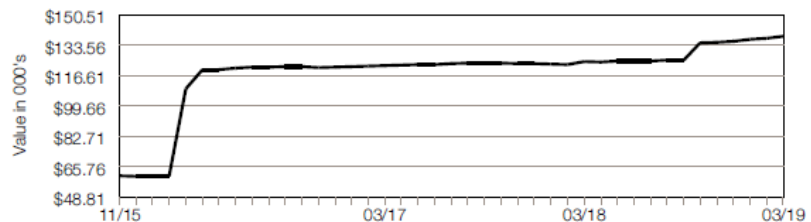
		This Statement		Year to Date
<b>Beginning Balance</b>	\$	<b>137,668.48</b>	\$	<b>135,954.35</b>
Deposits	\$	0.00	\$	0.00
Income	\$	338.44	\$	1,007.57
Withdrawals	\$	0.00	\$	0.00
Expenses	\$	0.00	\$	0.00
Change in Value	\$	770.11	\$	1,815.11
<b>Ending Balance</b>	\$	<b>138,777.03</b>	\$	<b>138,777.03</b>

### Dollar-Weighted Performance

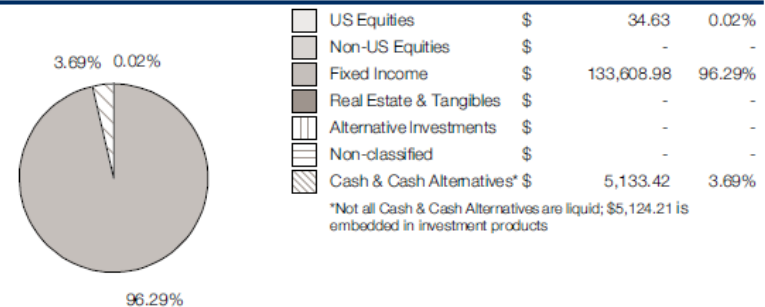
See Understanding Your Statement for important information about these calculations.

Performance Inception 11/02/15	This Quarter	YTD	2018	2017	Annualized Since 11/02/2015
	2.08%	2.08%	0.62%	1.84%	2.11%

### Value Over Time



### Asset Allocation Analysis



# SWHA Proposed Budget May 2019-April 2020

Administrative/Attorney Costs	1,686.25
Insurance	1,600.00
Utilities	2,100.00
Street Maintenance and Repair Fund	10,000.00
SWHA partial share of Dock costs	300.00
Improvements	2,500.00
Total	18,186.25
Number of Lots	42
Average Per Lot assessment	433.01

26 Lots paid \$400 due to credit

$33.01 \times 42 = 1,386.42$  shortfall; covered by

$16 \times 100.00 = 1,600$  dues generated from those without workdays credit

# Dock Sinking Fund (Goal - \$60K)

February 28 to March 29, 2019

**RAYMOND JAMES®**

## Sparkling Waters Dock Fund Account Summary

Account No. [REDACTED]

Closing Value \$18,199.00

SPARKLING WATERS HOME OWNERS ASSN  
552 SHIMMERING LN  
MARY ESTHER FL 32569-3422527

TAMMY HALPRIN, SCOTT FINKLER  
Raymond James & Associates, Inc.  
34851 EMERALD COAST PARKWAY | SUITE 200 | DESTIN, FL 32541 | (888) 317-8956 | (850) 269-8026  
halprinfinkler.com | scott.finkler@raymondjames.com

Raymond James Capital Access Client Services | 800-759-9797  
24 hours a day, 7 days a week, including holidays  
Online Account Access | raymondjames.com/clientaccess

### Investment Objectives

**Primary:** Income with a high risk tolerance and a time horizon exceeding 10 years.

### Activity

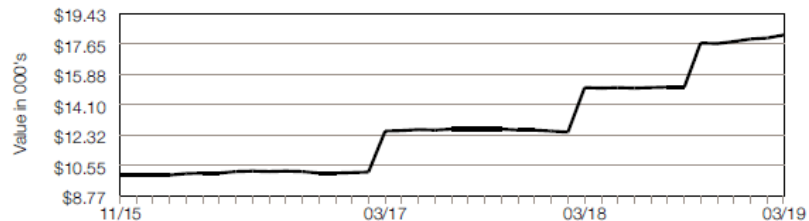
		This Statement		Year to Date
<b>Beginning Balance</b>	\$	<b>18,023.58</b>	\$	<b>17,821.72</b>
Deposits	\$	0.00	\$	0.00
Income	\$	26.80	\$	80.49
Withdrawals	\$	0.00	\$	0.00
Expenses	\$	0.00	\$	0.00
Change in Value	\$	148.62	\$	296.79
<b>Ending Balance</b>	\$	<b>18,199.00</b>	\$	<b>18,199.00</b>

### Dollar-Weighted Performance

See Understanding Your Statement for important information about these calculations.

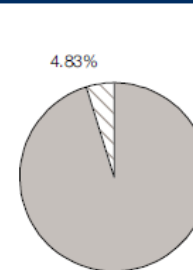
Performance Inception 11/02/15	This Quarter	YTD	2018	2017	Annualized Since 11/02/2015
	2.12%	2.12%	(0.05)%	1.00%	1.39%

### Value Over Time



### Asset Allocation Analysis

Value Percentage



Asset Class	Value	Percentage
US Equities	\$ -	-
Non-US Equities	\$ -	-
Fixed Income	\$ 17,318.62	95.17%
Real Estate & Tangibles	\$ -	-
Alternative Investments	\$ -	-
Non-classified	\$ -	-
Cash & Cash Alternatives*	\$ 880.38	4.83%

\*Not all Cash & Cash Alternatives are liquid; \$680.36 is embedded in investment products

Morningstar asset allocation information is as of 03/28/2019 (mutual funds & annuities) and 03/19/2019 (529s).

Account carried by Raymond James & Associates Inc.  
Member New York Stock Exchange/SIPC

Sparkling Waters Dock Fund - Account Summary Page 7 of 16




# Common Dock Submerged Land Lease

- Submerged Land Lease (SLL) obtained in July 2010; Construction completed in Oct 2010; SLL renewed on May 4, 2015, good for 10 years until 2025
- Based on square footage of the common areas vs slips, SWHA pays 33% of SLL fees/utilities; slip assignees pay 67%
- Slip Assignees pay for share of liability insurance and utilities
- Separate Dock Account managing docking facility funds

# Submerged Land Lease Fees

- In 2016, renewal fee was \$585
- In next 7 years, SLL lease fee of ~\$1000 discounted to \$0. Next renewal due in 2025.
- Total SLL fees are the greater of lease fee or 6% of indirect income Per Florida Statute 253.0347, HOA must collect fees on any transfers
  - Florida DEP new estimating method for slips
  - Collect 6% on DEP value for any transfer plus county clerk recording fee (approx \$1,333)

# Dock Electric Bill Components

- Base Charge
  - Energy Charge
  - Fuel Charge
  - Tax
- 
- Dock Usage
  - Fishing Lights
  - Stanchion Lights
  - Misc Usage

# Boat Slip Fees to be due 5 June

• Maintenance and Repair	\$200.00
• SLL Renewal Share	0.00
• Insurance	15.39
• 1/10 <sup>th</sup> Water Usage after HOA pays	9.25
•	
<hr/>	
• Total	\$224.64
	+
• Base Charge + Actual + Tax	By Slip
(\$6.15 light charge for the 2 slips w/o power)	

# New Business

- Sparkling Waters Phonebook/Email Distro List
  - Require permission in writing to share contact info with other Sparkling Waters members (Florida Title XL, Chapter 718.111)
  - Missing 8 forms
- Fall BBQ—Proposed date: Sunday, October 27<sup>th</sup>, 2019. Oktoberfest Theme.
- Requirement to renew CRR? Consult with Assoc attorneys



# New Business (cont)

- Proposed Date for Next Annual Meeting-  
Sunday, April 5<sup>th</sup>, 2020 (Easter is April 12<sup>th</sup>;  
Okaloosa Cty Spring Break is March 13-20<sup>th</sup>)
- Open floor
  - Wait to be recognized
  - Once recognized you have the floor
  - Five minute time limit

# Reminders

- Responsibilities of Landlords
- Seller's responsibilities (closing requirements)
- **Please report street light outages directly to Gulf Power via <https://www.gulfpower.com/outages>**
- For safety, dogs are not allowed on the beaches in Okaloosa Cty per Cty Ord No. 77-19, Sect 6.  
*Ord Sec. 5-25:- Public nuisances. (b)It shall be unlawful and a civil infraction for the owner or custodian of an animal to fail to immediately remove and dispose of that animal's waste upon any public or private property.*  
<http://library.municode.com/index.aspx?clientId=11900>

# Reminders – Waste Disposal

- Hazardous Waste: 80 Ready Ave: FREE Drive Thru Drop-off for local residents every Tuesday thru Saturday from 7am - 3pm, no appointment necessary. For more info call: 850-301-2013 or <http://www.co.okaloosa.fl.us/pw/environmental/hazardous-waste>
- Yard Waste: Brush pick up is **Friday**. For bulky yard waste pickup (e.g. tree limb piles) , call 850 301-2822. Bag or containerize leaves, trimmings, grass clippings and other such materials, NOT to exceed fifty pounds. Stack items that may not fit into a container or bag. Items may not be over 6 feet in length and may not be larger than 4 feet in diameter.
- [http://www.co.okaloosa.fl.us/sites/default/files/doc/dept/public\\_works/Recycle/22791\\_PDS.PDF](http://www.co.okaloosa.fl.us/sites/default/files/doc/dept/public_works/Recycle/22791_PDS.PDF)
- Bulky Waste: (Appliances, furniture, etc.) Call (850) 862-7141 or (850) 301-2822 to arrange for **Wednesday** pick-up.
- Regular trash pick up is **Wednesday** and **Saturday**. Recycling is **Saturday**.

# Voting Issues

- Budget
  - On the question of whether to accept the recommended budget and assessment?
    - Yes or No
- Officers
  - Nominations: Need new Director; other nominations?
  - Officers: Pres; Vice-Pres; Secy/Treasurer; Director
- Next Annual Meeting? Sunday, April 5<sup>th</sup>, 2020 – Yes or No.

# Roll Call

- Akins, Ellis & Alicia-2
- Brockmeier, Aaron -2
- P** Broyles, Philip -1
- Bushelle, Bill & Paula-1
- Dixon, Alan & Monika-1
- Felty, Thomas & Libbi-1
- Gildea, James & Gaudencia-1
- Graham, Barry & Alicia-1
- P** Gusoff, Daniel & Samantha-1
- Hale, Josh & Eleanor-1
- Hammons, Stewart & Keara-1
- Hawk, Kenneth-1
- Hodge, Brian & Susan-1
- Holifield, JR & Jill-1
- Hoy, Neil & Kattie-1
- Johnson, Sam & Silinda-1
- Keith, Stephen-1
- P** Lio, Christopher & Joan-1
- Manion, Lisa & Michael-2

**P = Proxy**

- Manning, Tim & Jamie-1
- P** Montgomery, Billy & Cynthia-1
- P** Nation, Andrew-1
- Rak, Kevin and Mary-1
- Rodriguez, Moises & Yeidy, M.-1
- Rogacki, J & Heise, S -1
- Russell, Stephanie-1
- Russo, Troy-2
- P** Saxey, Thomas & Cindy-1
- P** Shaw, Michael & Helen-1
- Smith, Jackie B.-1
- Sotomayor, Luis-1
- P** Spolski, John, Nancy, John-1
- Stinson, John & Suzanne-1
- Styba, Scott & Maria-1
- Sunderhaus, Mags & Darren-1
- Totty, John & Christine-1
- P** Tracy Acree Constr-1
- P** Vellanikaran, Alice-1

Present - \_\_\_\_\_ of 42

# Back-ups

# Mooring Facility Rules & Regs

- 1. Annual Slip Fees shall be determined by the Board of Directors, which shall annually estimate the expenses of the Association for the ensuing year, plus any deficit from the preceding year, as well as a reserve for the payment of indebtedness or other corporate purposes
- 2. Slip Assignees must be current on all assessments to the Association, including both standard Association annual assessments and Slip Fees, in order to use the Mooring Facility and Boat Slip.
- 3. The Mooring Facility shall be used only on a non commercial basis by and for benefit of the authorized Boat Slip users. Authorized users are Slip Assignee, Assignee's family and accompanied guests, or Assignee's tenant.
- 4. Any vessel moored in a Boat Slip must be registered or documented in the name of the authorized Boat Slip user.
- 5. Boat Slip users must maintain vessel liability insurance on any vessel moored.
- 6. Live-aboards are prohibited.

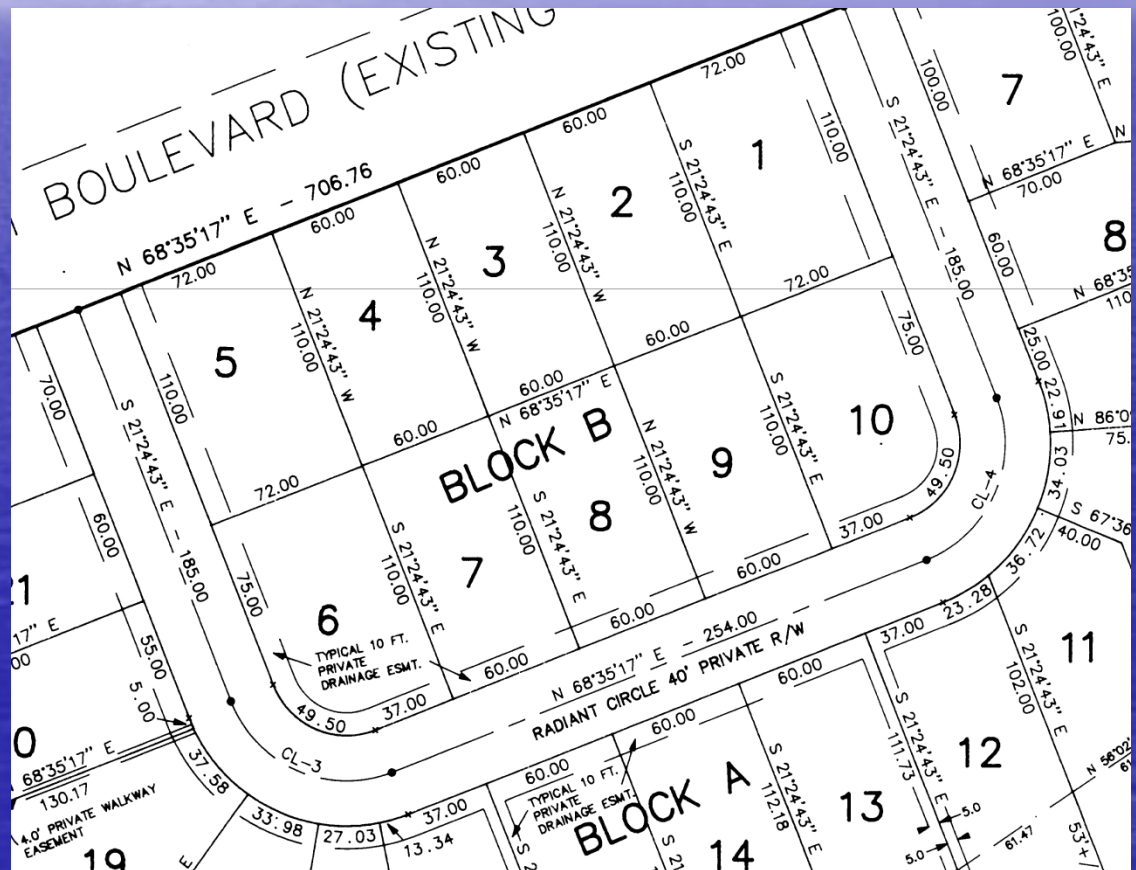
# Mooring Facility Rules & Regs (cont)

- 7. No boat shall be moored outside of a designated slip
- 8. All vessels shall be moored in a seamanlike manner with minimum ½ inch nylon dock and spring lines, unless in a boat lift.
- 9. No supplies, equipment, or other items shall be left on the docks. Boat Slip user's shall ensure the Mooring Facility is clean, and all trash and other refuse is removed after each use.
- 10. All electrical lines from the dock to the boat must be three wired, grounded extension lines designed for marine use. Power and water stanchions will not be used to secure power cords, hoses, etc.
- 11. Boat Slip users shall not use, nor permit others to use the Mooring Facility for any disorderly or unlawful purpose.
- 12. Boat Slip users shall remove vessel from Mooring Facility if directed by the dock master (due to adverse weather/hurricane, required repairs, loss of use privileges, etc).
- 13. Boat Slip users shall require all rules and regulation to be faithfully observed by family, guests, employees, tenants, etc.



# Property Boundaries

- Lots do not extend to road
- County/HOA right of way
- Please maintain grass etc
- Do not interfere with HOA uses



# Rules and Regulations Changes

- Three changes were approved by the BOD: commercial activity restrictions (no nuisances to neighbors), clearly specify parking restrictions for RVs, Boats, and Trailers; and watercraft must be moored so they do not bump against dock.
- Recorded with Okaloosa County Clerk on 2/24/17  
<https://clerkapps.okaloosaclerk.com/LandmarkWeb/search/index?theme=.blue&section=searchCriteriaName&quickSearchSelection=>