

**Sparkling Waters Homeowners Association (SWHA)**  
**Annual Meeting**  
**Sunday, April 8, 2018**

**Members Represented:**

1. Akins, Ellis
2. Bone, Ryan
3. Gildea, Jim
4. Graham, Barry and Alicia
5. Gusoff, Daniel
6. Hale, Eleanor
7. Lio, Joan and Chris
8. Manion, Mike (2 lots)
9. Manning, Jamie
10. Russo, Troy (2 lots)
11. Styba, Scott
12. Totty, John
13. Vellanikaran, Alice

**By Proxy:**

1. Aaron Belanger/Tricia Opper
2. Bushelle, Bill and Paula
3. Hammons, Stewart
4. Hoy, Neil
5. Rogacki, John and Heise, Sharon
6. Montgomery, Billy
7. Nation, Andrew
8. Rodriguez
9. Shaw, Mike
10. Spolski, John
11. Stinson, John

Meeting was called to order by President Barry Graham at 2:12 PM.

1. Homeowner Introductions

Covenants, Restrictions and Reservations (CRR) define a quorum as 51% or 22 of the 42 lots represented. With 26 lots represented at this meeting, a quorum has been successfully obtained.

2. Update on Association Activities

- A. Renewed liability insurance through Harris Insurance Services for 2018. Cost was \$182.81 higher than estimated. Will look for new insurance carrier next year. Broker is optimistic he can get us a lower cost with another carrier such as Auto Owners.
- B. Radiant Circle and Shimmering Lane roads were Seal Coated to extend their lives as approved at last year's meeting at a cost of \$8500.

- C. Converted Dock Bank Account from interest earning account to non-profit to avoid excessive fees. Fees and penalties were significantly higher than interest accrued.
- D. Renewed website domain name with JustHost at reduced rate and established an official email address: [mail@sparklingwatershoa.com](mailto:mail@sparklingwatershoa.com) Email will autoforward to all Board of Directors to improve responsiveness in case one or more board members is not available.
- E. Re-registered SWHA with State of Florida, [www.sunbiz.org](http://www.sunbiz.org)
- F. Renewed annual retainer with Attorney firm, Becker & Poliakoff
- G. Tax Return: Filed tax return for 2017, IRS Form 1120-H. No taxes owed, as expenses are greater than interest accrued, however earnings were highest ever: \$3,750.90. 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).
- H. 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 28<sup>th</sup>, 2018 with an Oktoberfest theme.
- I. Landscaping.  
Workday was March 17<sup>th</sup>. Good turnout. 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. Prior to the workday, other neighbors cleaned salt residue and algae off boardwalk solar lighting and street signs.
- J. 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.

### 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 screws. Newer dock structure (extension) used 2 x 8's and **lag bolts**. Original dock structure is showing wear, lag screws 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 \$1272 + \$61 = \$1,333. (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

### 4. Financial Report

See slides 13-24 of the attachment briefed at the April 8<sup>th</sup> meeting. At time of minutes publication, 28 of 42 lots are current on 2018 dues.

5. Proposed Budget

See slide 20 of the attached briefing presented at the April 8<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. No one volunteered to take over the directory project, so members present agreed to table the project for now.

B. SWHA BBQ. Association to sponsor annual neighborhood Barbeque with an Oktoberfest theme on Sunday, October 28<sup>th</sup>, 2018. Ellis Akins agreed to host again. Christine Totty and Joan Lio volunteered to organize.

C. Proposed Navarre Pass to Gulf. Barry reported that while he did receive a draft letter from John Rogacki to send to State Senator Gaetz on SWHA’s endorsement of the Navarre Pass Proposal, he did not forward it on once the press reported that the effort had stalled due to a non-concur from the Air Force who owns the adjoining land and the need to get legislation passed in the Florida legislature to convert the private homeowner’s land from a 99-year lease to actual ownership.

D. Gus Gusoff reported a speeding problem on Radiant Circle. Cars will use Radiant Circle for U-turns and will speed excessively. Concern is for child safety. Ryan Bone also reported excessive speeding on Radiant Circle. Gus asked if speed bump installation was possible. Since Radiant Circle is privately owned by SWHA, we do not require county approval for speed bumps.

E. John Stinson previously reported a faded stop sign on the western intersection of Radiant Circle and Parrish Blvd. Expected cost is \$125. No one reported any other signs that need replacing, so treasurer will order a single new stop sign from sign company who did the original installation, Boardwalk Designs, in Lynn Haven FL.

F. 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>

G. 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.
  - c. Bulky Waste: For bulky waste pickup (e.g. furniture), call 850-862-7141 or 850-301-2822 to schedule a special pickup.
- H. 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.
- I. 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. Joan Lio made the motion to approve the proposed budget for Sparkling Waters Homeowners Association for April 2018-April 2019 and also to keep the annual dues for 2018-2019 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. Joan Lio made the motion that the next annual meeting be April 7, 2019. Easter Sunday is April 21st, 2019. Okaloosa County Schools Spring Break is March 15-22, 2019. Ryan Bone 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. Chris Lio seconded the motion. All voted in favor.
- D. Ellis Akins made the motion to install speed bumps on Radiant Circle, provided the cost to the association is \$1000 or less. Troy Russo seconded. All voted in favor. Gus Gusoff volunteered to get an estimate from an asphalt contractor.

9. Next annual meeting is scheduled for Sunday, April 7, 2019 at 2:00PM at 552 Shimmering Lane. President Barry Graham adjourned the 2018 annual meeting at 3:20 PM.

Attachment: Briefing slides presented at April 8, 2018 annual meeting.

Minutes as recorded by:

Alicia Graham, SWHA Secretary

Approved by:

Barry Graham, SWHA President

# Sparkling Waters Homeowners Association

2018 Annual Meeting

April 8, 2018



# SWHA Annual Meeting Agenda

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

# Roll Call

- ✓ Akins, Ellis & Alicia-1
- P Belanger, Aaron & Opper, Tricia-1
- ✓ Bone, Ryan & Heather -1
- Brockmeier, Aaron -1
- P Broyles, Philip -1
- P Bushelle, Bill & Paula-1
- Day, Lauren & Jason-1
- Dixon, Alan & Monika-1
- Felty, Thomas & Libbi-1
- Franks, Chad & Kim-1
- ✓ Gildea, James & Gaudencia-1
- ✓ Graham, Barry & Alicia-1
- ✓ Gusoff, Daniel & Samantha-1
- ✓ Hale, Josh & Eleanor-1
- P Hammons, Stewart & Keara-1
- Hawk, Kenneth-1
- P Hoy, Neil & Kattie-1
- Johnson, Sam & Silinda-1
- Keith, Stephen-1
- ✓ 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
- P Rogacki, J & Heise, S -1
- Russell, Stephanie-1
- ✓ Russo, Troy-2
- Saxey, Thomas & Cindy-1
- P Shaw, Michael & Helen-1
- Simpson, Douglass & Mary-1
- Smith, Jackie B.-1
- Sotomayor, Luis-1
- P Spolski, John, Nancy, John-1
- P Stinson, John & Suzanne-1
- ✓ Styba, Scott & Maria-1
- ✓ Totty, John & Christine-1
- Tracy Acree Constr-1
- Whitecotton, Donald & Connie-1
- ✓ Vellanikaran, Alice-1

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



# Update on Assoc Activities

- Re-registered SWHA with State of Florida
- Radiant Circle/Shimmering Lane Seal Coated
- Converted Dock Bank Account from interest earning account to non-profit to avoid excessive fees
- Fall Neighborhood BBQ
- Renewed website domain name/JustHost at reduced rate and established [mail@sparklingwatershoa.com](mailto:mail@sparklingwatershoa.com)
- Federal tax return
- Renewed retainer with Becker & Poliakoff
- Obtained liability insurance
- Fall/Spring Work Days – Oct 21<sup>st</sup> and Mar 17<sup>th</sup>
- New Annual Meeting Yard Signs



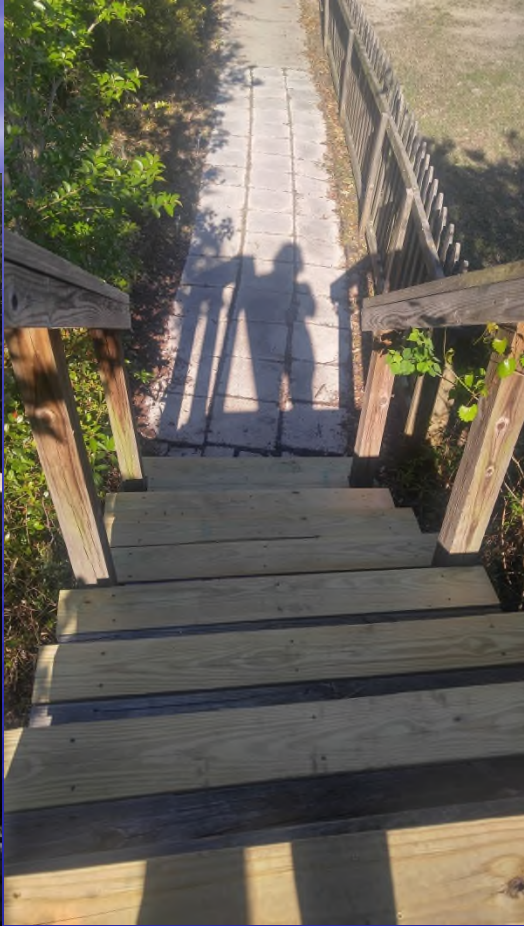
# Fall/Spring Workdays, October 21st/March 17th



Boardwalk  
West



Boardwalk  
East



East  
Stairs



Dock  
Repairs



# Fall/Spring Workdays, October 21st/March 17th



Boardwalk South



West Stairs



# Landscaping/Spring Workday, March 17th



Volunteer labor on landscaping saves us \$8-11K annually



# Landscaping/Spring Workday, March 17th



Volunteer labor on landscaping saves us \$8-11K annually



# 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 private roads (Radiant Circle, Shimmering Lane)
- Replace solar lights on boardwalk in early Spring 2019
- Replace Stop Signs?



# Financial Report

Alicia Graham  
Secretary/Treasurer

# Previously Estimated Budget May 2017-April 2018

Administrative/Attorney Costs	1,686.25
Insurance	1,400.00
Utilities	2,000.00
Street Maintenance and Repair Fund	10,000.00
SWHA partial share of Dock costs	156.00
Improvements	1,500.00
Total	16,742.25
Number of Lots	42
Per Lot assessment	398.63



# Financial Report

- Assessments/Fees collected
  - All delinquent lots have been sold and delinquent accounts paid up through 2017
  - 14 homeowners billed \$500 (no workday credit)
  - **27** of 42 lots fully Paid as of April 8<sup>th</sup>, 2018
- Earned \$3,750.90 in interest and dividends in Tax Year 2017. Earned \$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 17 – Apr 18)**
  - Gulf Power (Street Lights) 1,942.10
  - State filing fee 61.25
  - Administrative (postage, recording fees, supplies, etc.) 358.96
  - Attorney Fees 125.00
  - Construction, repair, supplies, landscaping, etc. 2,056.38
  - Liability Insurance 1,582.81
  - Common Dock Expenses (SWHA 1/3 Share) plus utilities 156.00
  - Fall BBQ 154.94
  - Seal Coating Radiant Circle/Shimmering Lane 8,500.00
  
  - **TOTAL EXPENSES:** 14,937.44
  - Deposit to Investment Acct 1,500.00
  
- **Current Balance Checking Acct (xxx-xxx-625-0) 10,284.75**
- **Balance Main Ray James Investmnt Acct (3/22/18) 124,489.83**
- **Balance Dock Ray James Investmnt Acct (3/22/18) 15,115.44**



# Financial Report

- Upcoming expenses (Apr 18-Apr 19)
  - 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 200.00
- Allocations
  - Improvements 2,500.00
  - Road Repair Investment Account 10,000.00
  - Attorney costs 1,000.00
- Total Projected Expenses/Allocations: \$17,986.25

# Financial Report

• Beginning Balance	10,284.75
• CY18 Assessments	18,200.00
• CY18 Outstanding Dues	<b>6,700.00</b>
• Delinquent Property Dues/Fees	0.00
• Less Projected Expenses	- 4,586.25
• Less Projected Allocations	- 13,500.00
• Expected Working Balance	10,528.50



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

February 28 to March 29, 2018

**RAYMOND JAMES®**

## Sparkling Waters Home Owners Assn Account Summary

Account No. [REDACTED]

Closing Value **\$124,639.98**

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  
halprin@raymondjames.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/investoraccess

### 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>	\$	122,989.83	\$	123,668.78
Deposits	\$	1,500.00	\$	1,500.00
Income	\$	293.86	\$	878.68
Withdrawals	\$	0.00	\$	0.00
Expenses	\$	0.00	\$	0.00
Change in Value	\$	(143.71)	\$	(1,407.48)
<b>Ending Balance</b>	\$	124,639.98	\$	124,639.98
Purchases	\$	(293.84)	\$	(878.66)
Sales/Redemptions	\$	0.00	\$	0.00

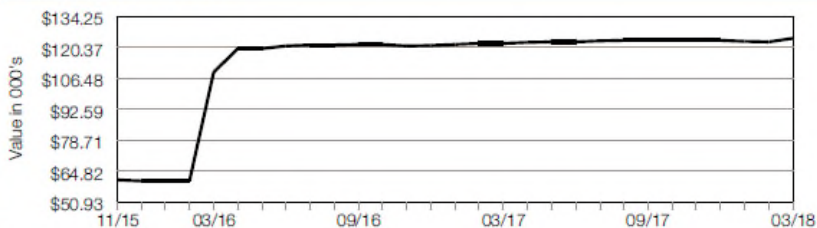
### Dollar-Weighted Performance

See Understanding Your Statement for important information about these calculations.

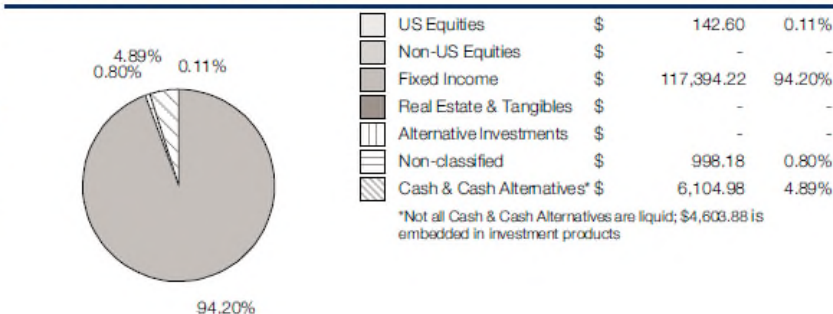
Performance Inception 11/02/15	This Quarter	YTD	2017	2016	Annualized Since 11/02/2015
	(0.43)%	(0.43)%	1.84%	2.89%	1.59%

Excludes some limited partnerships, unpriced securities and annuity history prior to the annuity being linked to the account.

### Value Over Time



### Asset Allocation Analysis



# SWHA Proposed 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
Per Lot assessment	430.63

$30.63 \times 42 = 1,286.46$  overage

$14 \times 100.00 = 1,400$  extra dues to be generated from those not participating in workdays



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

February 28 to March 29, 2018

**RAYMOND JAMES®**

## Sparkling Waters Dock Fund Account Summary

Account No. [REDACTED]

Closing Value **\$15,108.84**

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

TAMMY HALPRIN, SCOTT FINKLER  
RaymondJames & Associates, Inc.  
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24 hours a day, 7 days a week, including holidays  
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### 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>12,515.44</b>	\$	<b>12,629.04</b>
Deposits	\$	2,600.00	\$	2,600.00
Income	\$	16.56	\$	53.21
Withdrawals	\$	0.00	\$	0.00
Expenses	\$	0.00	\$	0.00
Change in Value	\$	(23.16)	\$	(173.41)
<b>Ending Balance</b>	\$	<b>15,108.84</b>	\$	<b>15,108.84</b>
Purchases	\$	(16.53)	\$	(53.18)
Sales/Redemptions	\$	0.00	\$	0.00

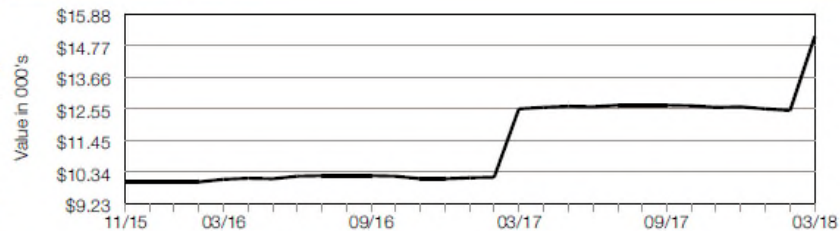
### Dollar-Weighted Performance

See Understanding Your Statement for important information about these calculations.

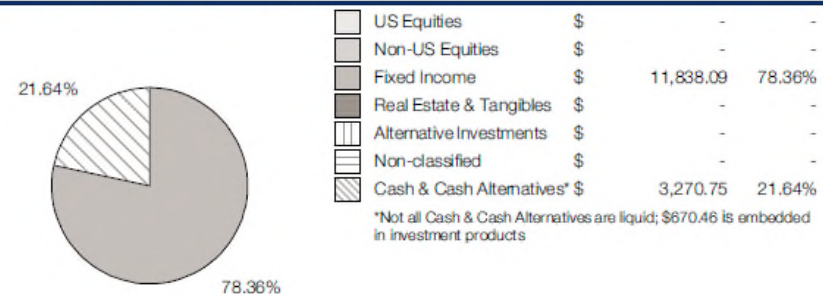
Performance Inception 11/02/15	This Quarter	YTD	2017	2016	Annualized Since 11/02/2015
	(0.95)%	(0.95)%	1.00%	1.09%	0.41%

Excludes some limited partnerships, unpriced securities and annuity history prior to the annuity being linked to the account.

### Value Over Time



### Asset Allocation Analysis



# 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
  - Lights
  - Misc Usage



# Boat Slip Fees to be due 5 June

- Maintenance and Repair \$200.00
- SLL Renewal Share 0.00
- Insurance (Increase) 15.39
- 1/10<sup>th</sup> Water Usage after HOA pays 9.43

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• Total \$224.82

+

• Lights + Actual Electrical Usage By Slip

(\$6.15 + \$18.42 + \$x)

# New Business

- Discuss Sparkling Waters Phonebook. Volunteer?
- Fall BBQ—Proposed date: Sunday, October 28<sup>th</sup>, 2018. Oktoberfest Theme.
- Replace Stop Signs? (~ \$125 each without install)  
Any other signage needed?
- Navarre pass to Gulf



# New Business (cont)

- Proposed Date for Next Annual Meeting-  
Sunday, April 7<sup>th</sup>, 2019 (Easter is April 21<sup>st</sup>;  
Okaloosa Cty Spring Break is March 15-22<sup>nd</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: 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 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.

# 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 7<sup>th</sup>, 2019 – Yes or No.



# Roll Call

- ✓ Akins, Ellis & Alicia-1
- P Belanger, Aaron & Opper, Tricia-1
- ✓ Bone, Ryan & Heather -1
- Brockmeier, Aaron -1
- P Broyles, Philip -1
- P Bushelle, Bill & Paula-1
- Day, Lauren & Jason-1
- Dixon, Alan & Monika-1
- Felty, Thomas & Libbi-1
- Franks, Chad & Kim-1
- ✓ Gildea, James & Gaudencia-1
- ✓ Graham, Barry & Alicia-1
- ✓ Gusoff, Daniel & Samantha-1
- ✓ Hale, Josh & Eleanor-1
- P Hammons, Stewart & Keara-1
- Hawk, Kenneth-1
- P Hoy, Neil & Kattie-1
- Johnson, Sam & Silinda-1
- Keith, Stephen-1
- ✓ 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
- P Rogacki, J & Heise, S -1
- Russell, Stephanie-1
- ✓ Russo, Troy-2
- Saxey, Thomas & Cindy-1
- P Shaw, Michael & Helen-1
- Simpson, Douglass & Mary-1
- Smith, Jackie B.-1
- Sotomayor, Luis-1
- P Spolski, John, Nancy, John-1
- P Stinson, John & Suzanne-1
- ✓ Styba, Scott & Maria-1
- ✓ Totty, John & Christine-1
- Tracy Acree Constr-1
- Whitecotton, Donald & Connie-1
- ✓ 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.

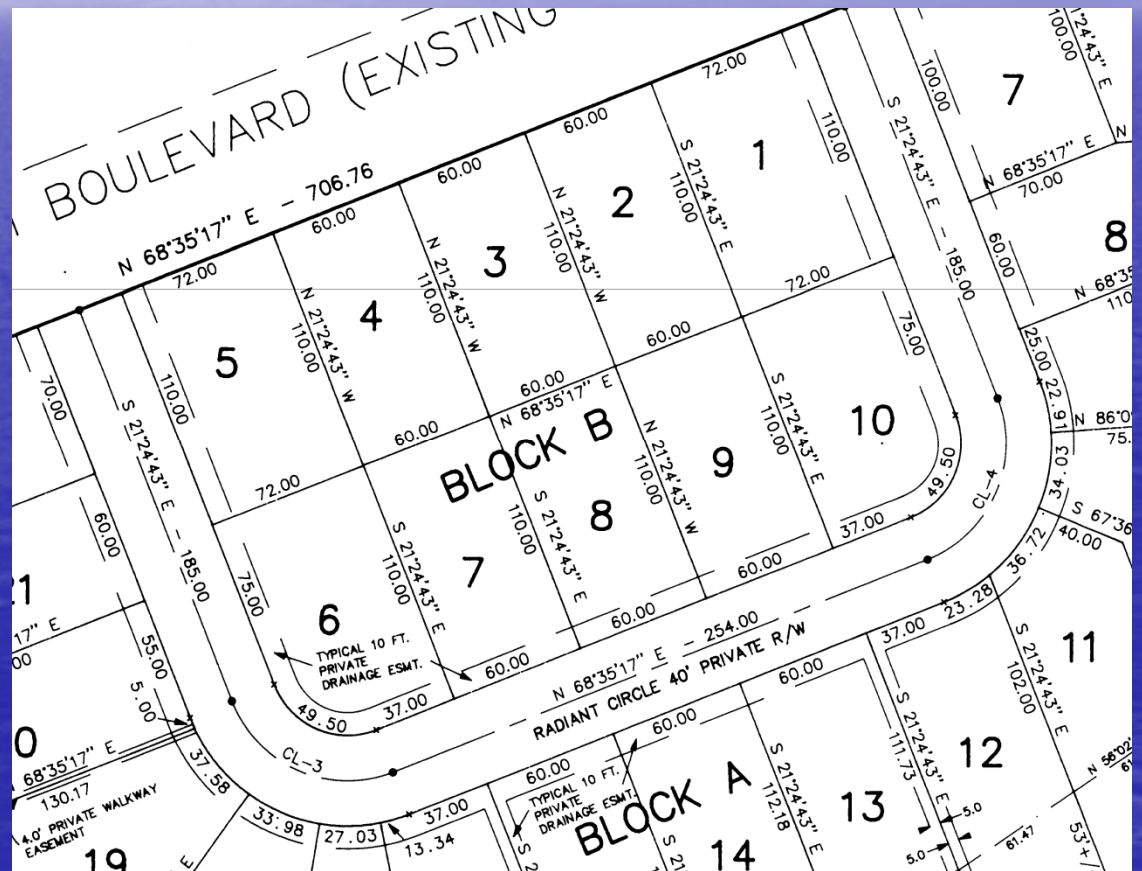
# Mooring Facility Rules & Regs (cont)

- 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  
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