

Sparkling Waters Homeowners Association

Special Meeting
February 4th, 2021

Running the Virtual Meeting

- Check-in when you first join
- This is a special meeting for all voting members of the homeowners association
 - During the charts presentation, attendees will be muted by moderator
- Everyone will have the opportunity to comment or ask questions
 - Raise your hand in the Zoom app
 - Wait for the moderator to un-mute you
 - You can also comment/ask questions in chat
- Vote will be taken during the final roll call

Roll Call

- Akins, Ellis & Alicia-2
- Bonner, Lewis & Barb-1
- Brockmeier, Aaron -2
- Broyles, Philip -1
- Burroughs, Lloyd & Benvinda-1
- Bushelle, Bill & Paula-1
- Christensen, Lars-1
- Dixon, Alan & Monika-1
- Emery, Teresa-2
- Gildea, James & Gaudencia-1
- Graham, Barry & Alicia-1
- Graham, Randy-1
- Gusoff, Daniel & Samantha-1
- Harris, Matt-1
- Hodge, Brian & Susan-1
- Holifield, JR & Jill-1
- Le, Frank & Yuni-1
- Lio, Christopher & Joan-1
- Manion, Lisa & Michael-2

P = Proxy

WA=Written Agreement

- Manning, Tim & Jamie-1
- Milliken, Leslie & Ryan-1
- Montgomery, Billy & Cynthia-1
- Potts, Anthony & Jennifer-1
- Rosenstock, Doug & Erin-1
- Rotter, Andrew-1
- Russell, Stephanie-1
- Russo, Troy-2
- Saxey, Thomas & Cindy-1
- Shaw, Michael & Helen-1
- Sotomayor, Luis-1
- Stevens, Michael-1
- Stinson, John & Suzanne-1
- Styba, Scott & Maria-1
- Sunderhaus, Mags & Darren-2
- Totty, John & Christine-1
- Vellanikaran, Alice-1

Present - _____ of 42

Special Meeting Agenda

- Rebuilding Status/Upcoming Self-Help Projects
- Proposed changes to the Covenants, Restrictions, and Reservations (CR&R)
- Voting

Rebuilding Status and Plans

- Community dock rebuild
 - Dock structure
 - Power pedestals
 - Electrical
 - Water
- Gazebo and boardwalk repairs
 - Railings, spindles, stringers, and decking
- Kayak racks

Dock Structural Repair

- Contractor is now Bayou Builders of Walton County
 - Replaced Piers Plus for lack of progress at emergency BoD meeting on Dec 22, 2020
 - Cost is \$847 less and includes wrap on all new pilings
 - Same specifications
 - Platform off Gazebo with two sets of stairs East/West and ramp going down to dock
 - Ledgers and joists to be 2x8 and decking to be 2x6 treated wood fastened by stainless steel hardware
 - Demolition has begun

Power Pedestals and Electrical

- Power pedestals ordered and received from DockBoxes - \$3,569.75
- Electrical contractor to be Gulf Coast Electric out of Destin
 - Contract is for \$7,988.00
 - Includes replacing everything from Gazebo fuse box to the power pedestals
 - Includes adding an outlet to the end of the dock for the fishing light
 - Will try to coordinate laying conduit with Bayou

Other Repairs – Self Help

Need Volunteers!

- Water
 - Taps on South side of Gazebo, at each power pedestal, and at the end of the dock
- Gazebo repairs
 - Railing and spindles
 - Damaged decking boards
- Boardwalk repairs
 - Damaged stringers and decking
 - Damaged stairway North of gazebo
- Kayak racks

Proposed Changes to the CR&R

- Add wording that dock rebuild costs will be shared between homeowners and slip assignees
- Add sharing ratio formula for dock rebuild expenses to the CR&R

CR&R Change #1

- Change sentence 4 of paragraph 17.3:
 - From: "Boat Slip Owners shall each be responsible for 1/12th share of the budget of the Slip Fees, with the exception of certain items, such as electricity, in which the Boat Slip Owners shall be responsible for their equitable share."
 - To: "Boat Slip Owners shall each be responsible for 1/12th share of the budget of the Slip Fees, with the exception of certain items, such as electricity **and the cost of Community dock repairs**, in which the Boat Slip Owners shall be responsible for their equitable share **in accordance with paragraph 18.2.**"

Change #2

- Change sentence 5 of paragraph 18.2:
 - From: “The cost of repairing, replacing, and insuring the boat slips and Mooring Facility, as defined above, as well as an appropriate share of the Submerged Land Lease shall be the sole expense of the respective boat slip owners.”
 - To: “The cost of repairing, replacing, and insuring the boat slips and Mooring Facility, as defined above, as well as an appropriate share of the Submerged Land Lease and Community Dock repairs shall be a shared ~~the sole~~ expense of the respective boat slip owners in accordance with Table 18.2.1 below.”

Change #3

- Add the following Table after paragraph 18.2:

Table 18.2.1 Cost sharing ratios for repair or replacement of Community Dock

Cost Element	Slip Assignee Share	HOA Share
Common walkway	50%	50%
Swimming platform	0%	100%
Fishing platform	19%	81%
Finger piers and other slip structures	100%	0%
Power pedestals	100%	0%
Electrical access and fixtures	92%	8%
Water access and fixtures	92%	8%

* All boat lift pilings, machinery, electrical, and other components are the responsibility of the individual slip owner

CR&R Change #4

- Correct various clerical errors in the CR&R:
 - There are two paragraphs 17.3. Renumber the second paragraph 17.3 through 17.11 as “17.4 through 17.12.”
 - Add a period after the 17 and 18 subparagraphs to be consistent with other paragraph numbering.

Conclusion

- Questions or Comments?
- Roll/Call Vote on proposed changes to the CR&R
- “See” you at the annual meeting scheduled for Sunday, April 11th at 2:15PM CT. It will also be ZOOM.

Roll Call

- Akins, Ellis & Alicia-2
- Bonner, Lewis & Barb-1
- Brockmeier, Aaron -2
- Broyles, Philip -1
- Burroughs, Lloyd & Benvinda-1
- Bushelle, Bill & Paula-1
- Christensen, Lars-1
- Dixon, Alan & Monika-1
- Emery, Teresa-2
- Gildea, James & Gaudencia-1
- Graham, Barry & Alicia-1
- Graham, Randy-1
- Gusoff, Daniel & Samantha-1
- Harris, Matt-1
- Hodge, Brian & Susan-1
- Holifield, JR & Jill-1
- Le, Frank & Yuni-1
- Lio, Christopher & Joan-1
- Manion, Lisa & Michael-2

P = Proxy

WA=Written Agreement

- Manning, Tim & Jamie-1
- Milliken, Leslie & Ryan-1
- Montgomery, Billy & Cynthia-1
- Potts, Anthony & Jennifer-1
- Rosenstock, Doug & Erin-1
- Rotter, Andrew-1
- Russell, Stephanie-1
- Russo, Troy-2
- Saxey, Thomas & Cindy-1
- Shaw, Michael & Helen-1
- Sotomayor, Luis-1
- Stevens, Michael-1
- Stinson, John & Suzanne-1
- Styba, Scott & Maria-1
- Sunderhaus, Mags & Darren-2
- Totty, John & Christine-1
- Vellanikaran, Alice-1

Present - _____ of 42