

Sandestin Owners Association Board of Directors

Special Meeting

October 21, 2020

Please silence cell phones

Please identify yourself if you are recording

Trash Collection



Troon Dr

Baytowne Ave. E

Administration Dr.

Trash Site

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Recycle Trailer (County Owned)

Bulk Disposal

Household Garbage and compactor

Landscape Debris

Trash Collection

- ❑ Historically SOA has deposited trash in the Administration area – “back of the house”
- ❑ The Declarant's have always owned the land the trash site sits on
- ❑ In 2014 the SOA began paying a monthly fee to SDI to use the site
- ❑ SDI has terminated the use effective October 8th

Historical Information

- Trash has been collected door to door in some fashion since the inception of Sandestin in the 1970's (7.4.76 as reported) as established by the Declarant at that time
- This was done by third party contracts
- Current SOA employees employed by one of the contractors recollect the deposit location has “always been somewhere in the administration area”
- Between 2006 and 2007 the location moved to its existing location due to the stormwater expansion of Grand Blvd to Lake Howard

Recent History and Introduction

- October 7 - Mrs. Cocks and Mrs. Klamerus met with Mr. Becnel to discuss an extension to the trash site. Mr. Becnel was asked to provide a summary sheet of negotiating points to the SOA, so that Mrs. Cocks would have something tangible to present to the Board.
- October 8 - Termination notice received from SDI
- October 12 - notice received from Mr. Becnel that Sara Becnel will be representing SDI in the near term and he will reserve final judgment on anything that is [proposed] between the two parties
- We are awaiting a formal summary from Mr. Becnel and SDI

Trash Collection

- Over the last few years, SOA has sought an alternate location to move the trash site
- Outside the Resort, this requires property identified as “Heavy Industrial” in the Walton County Land Development Code
- To date, these locations have not been available
- We continue to look for alternatives (Option Zero)

Option 1 Best Solution

- Negotiate reasonable terms for the continued use of the property where the trash site is today
 - Best for the community in general, including aesthetics
 - Economically more feasible
 - Assessments may not increase
 - No interruption in services
 - To get you must consider giving – How important is your trash?
 - **KEEPS THE “RESORT” IN SANDESTIN GOLF AND BEACH RESORT**

Option 2

- Contract with Waste Management (7 days per week)
 - Expensive
 - SOA loses credits
 - Only 1 collection per day
 - SOA curb side service goes away
 - Will require assessment increase or reduction in other services
 - Trucks will not be able to successfully navigate the property
 - Will require trash cans
 - Trucks leak unsanitary “leachate”
 - Bulk trash goes away (the open tops)
 - Landscape debris collected 1 time per week

Option 3

- Routine Waste Management pick up under County Franchise Agreement
 - Same as option 1 and 2 BUT
 - No additional expense to the SOA
 - Trash is collected 2 times per week and yard debris 1 time per week

Option 4

- SOA Collection direct to landfill
 - Year 1 expense estimated to exceed \$2M to include capital
 - Operating budget would exceed \$1M
 - Increases annual labor costs
 - Requires agreement between SOA, Waste Management and Walton County
 - Bulk trash goes away

Who will be affected by this potential change?

- ❑ Anyone who takes their trash to the curb to be picked up by the SOA Sanitation Team
- ❑ Anyone who has cleaned out their garage or spare bedroom and dumped “junk”, including appliances in the open top dumpster
- ❑ Anyone who does their own yard work and takes the landscape debris to the chipper site
- ❑ Potentially anyone who pays assessments as assessment could increase over 20% in the next 2 years

NOTE – Dumpsters at condos and commercial locations will not be affected. However, any assessment increase will be absorbed by all members, both Class A and Class B

Summary of Options

1. Negotiate new terms on the existing site
2. Contract Waste Management 7 days
3. Allow Waste Management 2 days per week
4. SOA to maintain trash collection but deposit at county landfill

In the mean time we will continue looking for an alternative site.