



Sandestin
OWNERS ASSOCIATION, INC

IMPROVEMENT PROJECTS

4.28.2023

APPROVED PROJECTS

UNDERWAY AND UPCOMING

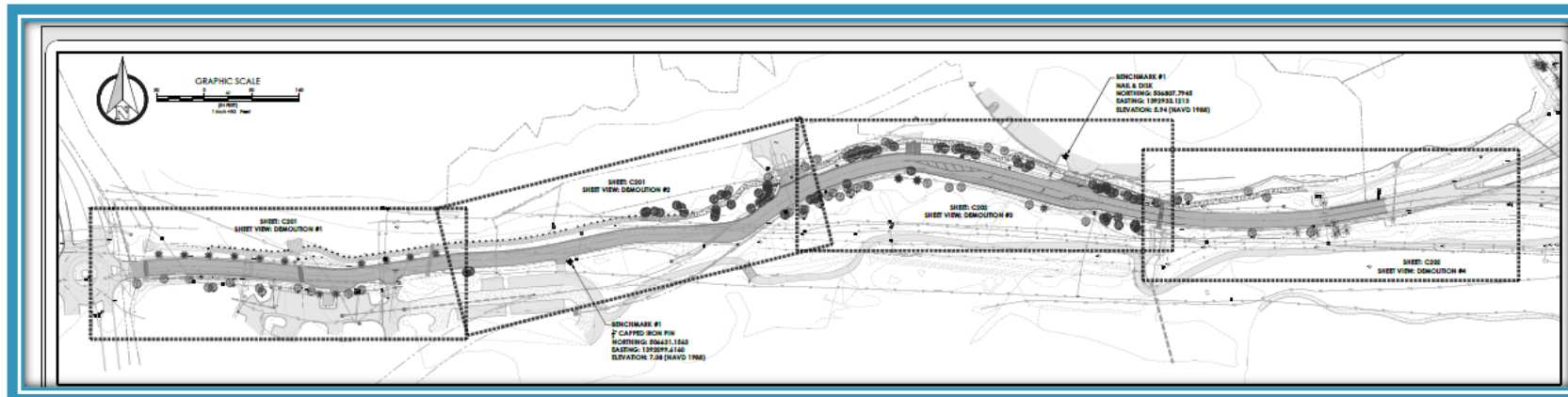
Heron Walk Drive

Project Purpose: The combination of heavy traffic, very poor drainage, and the deteriorating road condition has necessitated the need for a new design that addresses all of the current short-comings. The engineer was tasked with coming up with a “utopian” design that would be financially and practically sensible.

7/2021 – The Board approved up to \$104K for engineering from the Undesignated Capital Contributions fund.

11/2022 – Due to concern with effects on traffic volume and negative impact at the east gate if Heron Walk Drive is closed, the Board decided to approach this project in phases.

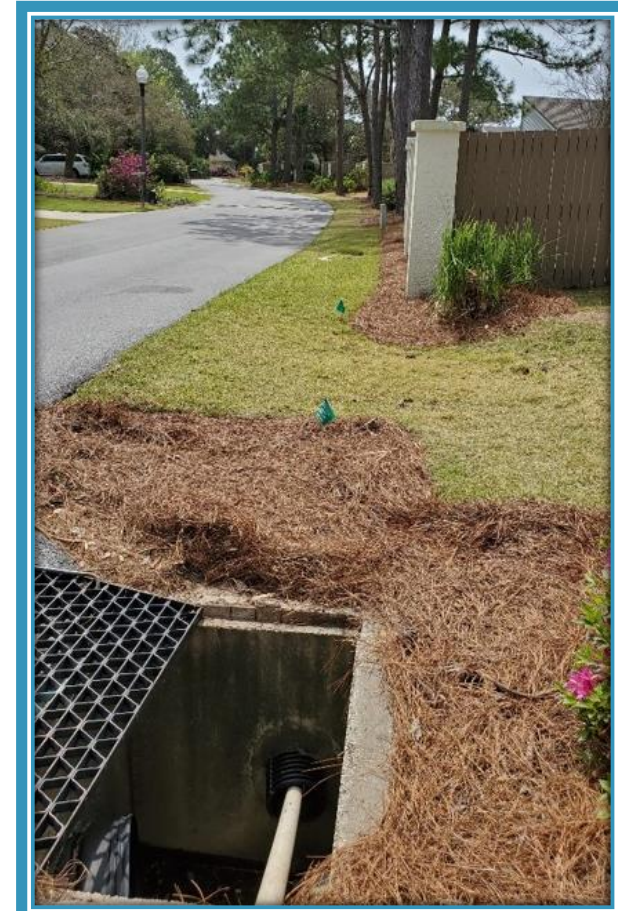
2/23/23 – The Board approved \$9,050 for engineering of walkway and drainage improvements. - Bids due May 5, 2023



Golfview Drainage

Project Purpose: Pine tree roots have caused damage to a main drainage pipe that handles stormwater for the southeast side of L'Atrium Drive.

2/23/2023 – The Board approved \$15K from Reserves to move forward with obtaining a stormwater design and construction plans.



GIS Oriented Image Catalog

Project Purpose: To provide an image inventory of existing conditions of roads, signs, landscaping, etc. throughout the community.

3/23/2023 – The Board approved \$12,850 from Operating for Geo Jobe, Inc. to do the work necessary to build the image catalog.

4/10/2023 – The field work photos complete. - Expect catalog to be ready for use by end of month.



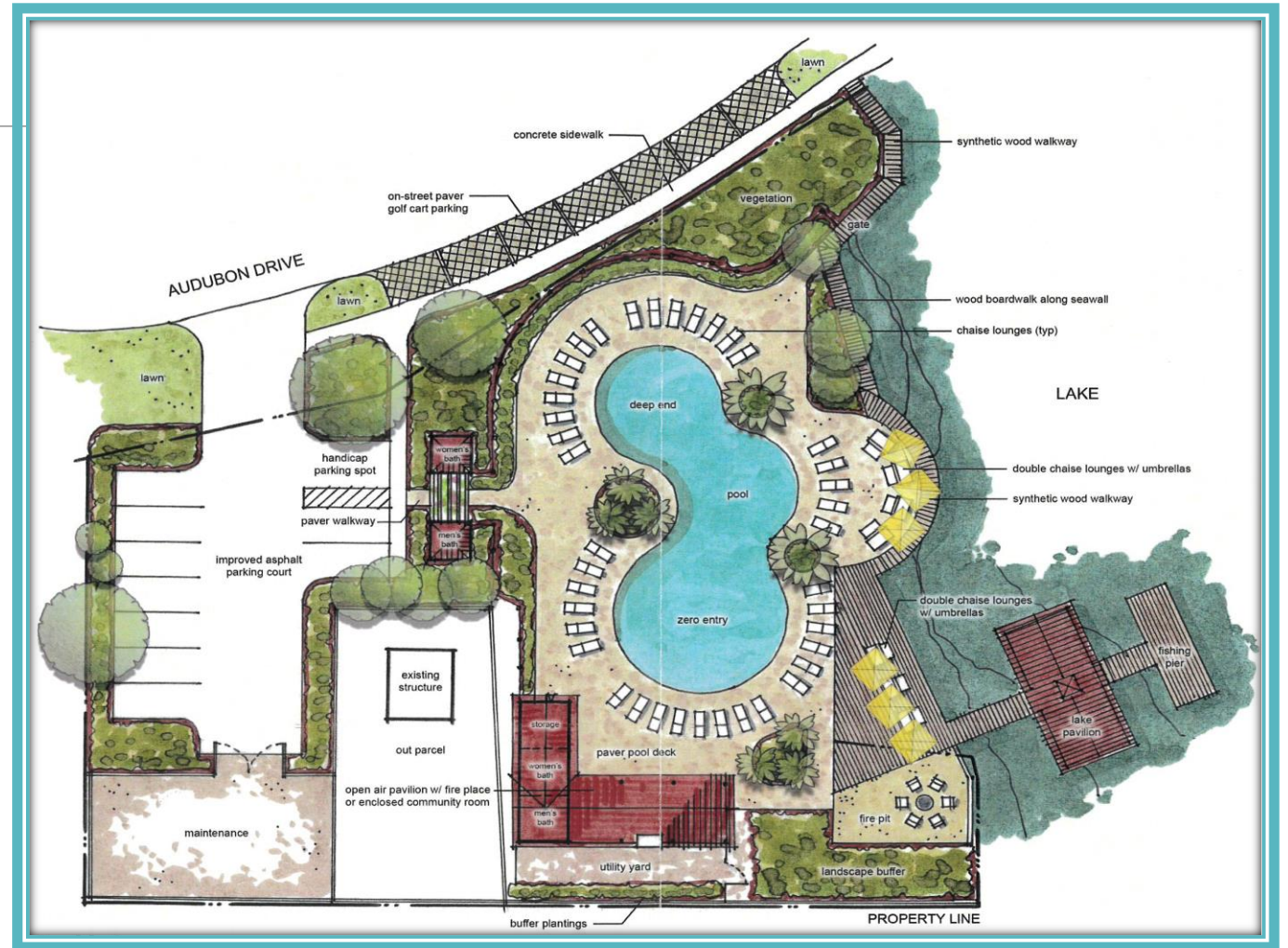
SOA Pool 1 Redesign - Conceptual

Project Purpose: Redesign the SOA Pool 1 for a rebuild.

2/23/23 – The Board appointed an Ad Hoc Committee to review the conceptual plan that was created a few years ago and recommend a proposed redesign to the Board.

4/3/2023 - A motion was passed to approve up to \$100,000 from Capital Funds for Beauchamp Commercial to create design documents for the SOA Pool 1 redesign and authorize Tom Cooper, Executive Director, to sign the design and build contract.

THIS IS A CONCEPTUAL DESIGN TO GIVE AN IDEA OF POSSIBLE SPACE AVAILABLE. THE FINAL DESIGN WILL NOT INCLUDE SEVERAL FEATURES IN THE PHOTO AND WILL LIKELY NOT HAVE POOL SHAPE.

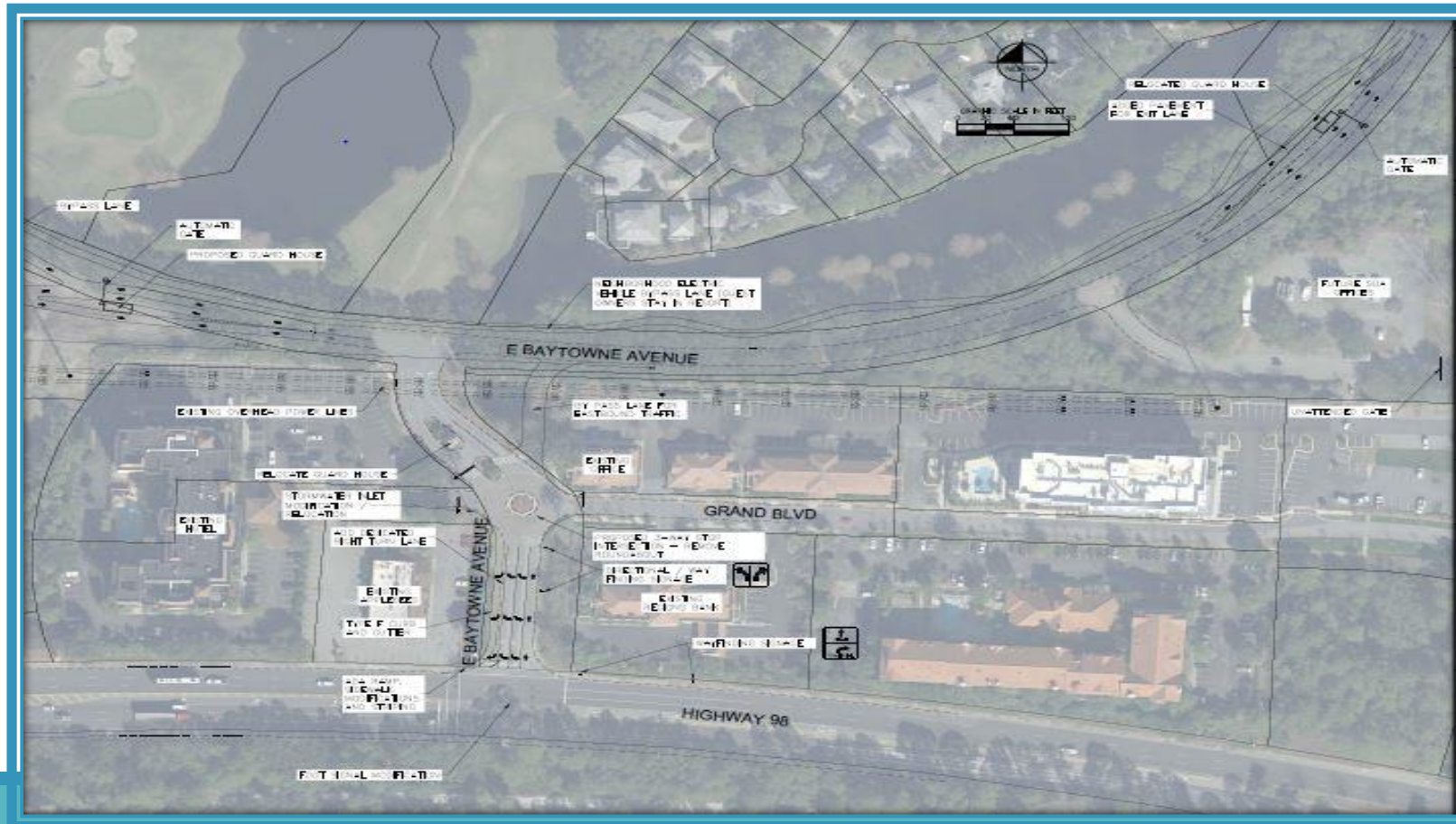


East Gate Reconfiguration - Conceptual

Project Purpose:

2/23/23 – The Board appointed an Ad Hoc Committee to review the preliminary conceptual design that was created by Kimley Horn. The plan includes adding additional left exit turn lanes and splitting the access into two entry points, which includes having two security gates. The additional gates would increase stacking room for inbound traffic.

4/27/23 – The Board approved Halff and Associates to complete the design work for the reconfiguration of the East Gate, at a cost not to exceed \$300,000 from Capital Contributions and authorized the Executive Director to execute the contract.



Additional Approved Projects

Project: Security Gate House Repairs

Purpose: To complete general maintenance at the North, South, and East Gate Security Guard Houses.

Status: 2/23/2023 – Board approved \$32477 from the Reserve Fund, to paint, complete repairs, and replace doors at the three Security Guard houses.

4/20/2023 – Doors have been replaced. Painters are being scheduled.

Project: Sanitation Replacement Vehicles

Purpose: Replace two sanitation trucks that have reached their useful life.

Status: 3/23/2023 – Board approved \$98,542 from the Reserve Fund, to replace two vehicles and have a box body installed on one of them.

4/7/2023 – Vehicles ordered; awaiting delivery.

Project: Aeration Electrical Equipment Installation

Purpose: To provide power in order to install aeration equipment at the end of the Island Green lake.

Status: 3/23/2023 – The Board approved \$7, 650 from Operating to install the power for the aeration equipment.

Additional Approved Projects

Project: ADP Timekeeping Software Upgrade

Purpose: To improve recruiting and onboarding of personnel as well as performance reviews and compensation management.

Status: 3/23/2023 – Board approved \$7500 from Operating to purchase the modules needed to upgrade the system.

4/20/2023 – The order for the modules was signed with ADP. Design, administrator training and implementation is under way; as well as the Careers link on [sandestinowners.com](https://www.sandestinowners.com). Target date for completion is 8/1/2023.

Project: Landscape Revitalization Program – Phase I

Purpose: To continue to enhance the assets of the Sandestin Community pursuant to our Mission Statement by revitalizing failing turf around the oak trees and along lake banks.

Status: 4/27/2023 – The Board approved \$100,000 from Capital Contributions, for the purpose of establishing a landscape revitalization program at common area locations within the Property to be determined by SOA staff.

Project: SOA Admin Drive Fencing

Purpose: To protect the SOA Sanitation and Maintenance fleet vehicles, prevent liabilities due to public access and safely store SOA equipment.

Status: 4/27/2023 – The Board approved the request not to exceed the amount of \$31,500 from Capital Contributions, to Limitless Fence, for the purpose of installing a fence on the SOA Admin Parcel.

RECLAIMED WATER

Project Purpose: For three years in a row, Sandestin has exceeded the groundwater withdrawal limits of a consumptive use permit issued by the Northwest Florida Water Management District. Additional development within the resort and successively lowered withdrawal limits make the use of reclaim water in lieu of groundwater the most sustainable course of action. O'Connell Engineering has designed a system to pump reclaim water to four of the SOA's five pump stations that is independent of the Sandestin golf irrigation system. A booster station to aid pressure is also included in their design.

7/2021 - Up to \$1,896,868 approved from Undesignated Capital Contributions

4/24/23 – Florida Power & Light poles are set and they are working on connecting power to the pump.



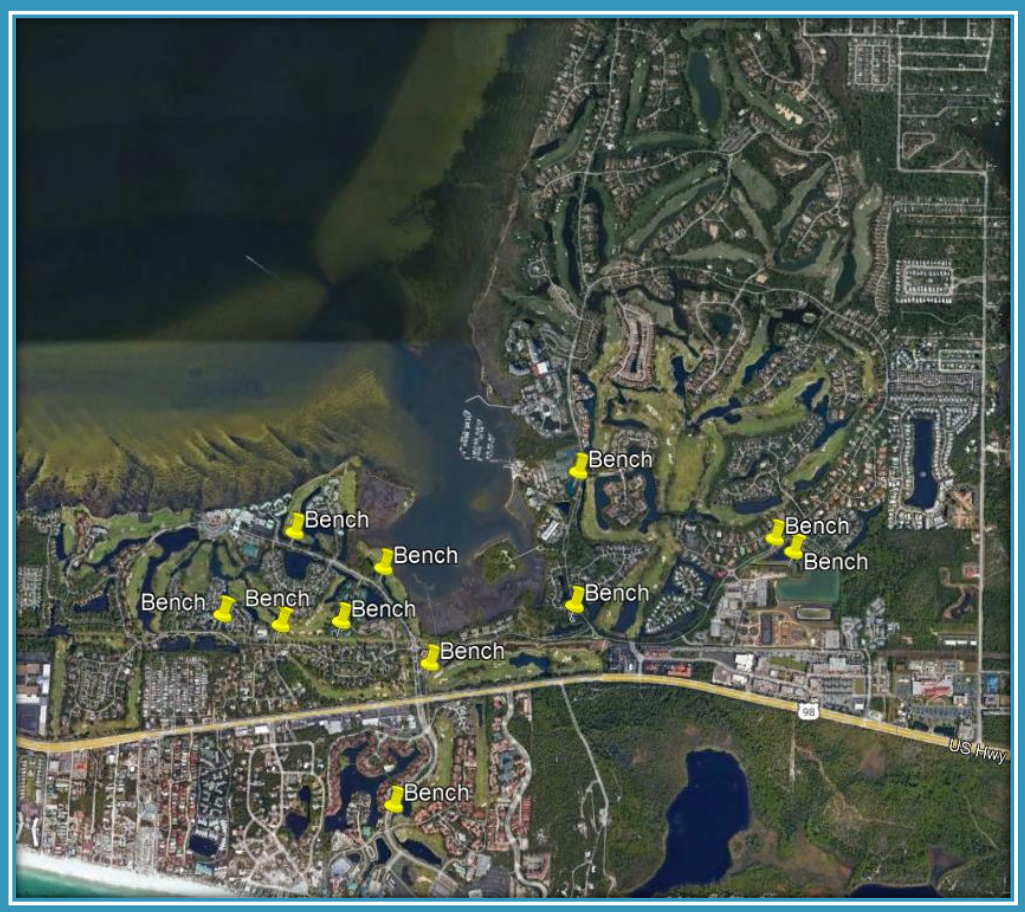
FUTURE PROJECTS



Community Benches

Project Purpose:

The Maintenance Committee is reviewing various areas throughout the community for new benches.



Way Finding Sign Redesign - Conceptual

Project Purpose: To update the current signage and provide a more cohesive look throughout the community.

Staff is currently working on pricing for final design and costs to be presented to the Board.



SOA OFFICE COMPLEX UPDATE

Development Order has been issued. Cost estimates exceed \$8M. Board has tabled the project at this time due to estimated cost. (8/2022). Full set of construction documents will be completed should the Board decide to move forward at a later date.



COMPLETED PROJECT 2022 AND 2023



South Pump Station

Project Purpose:

2/23/2023 – The Board approved up to \$32K from Reserves to replace the decks and one pump.

3/2023 – Work Completed.

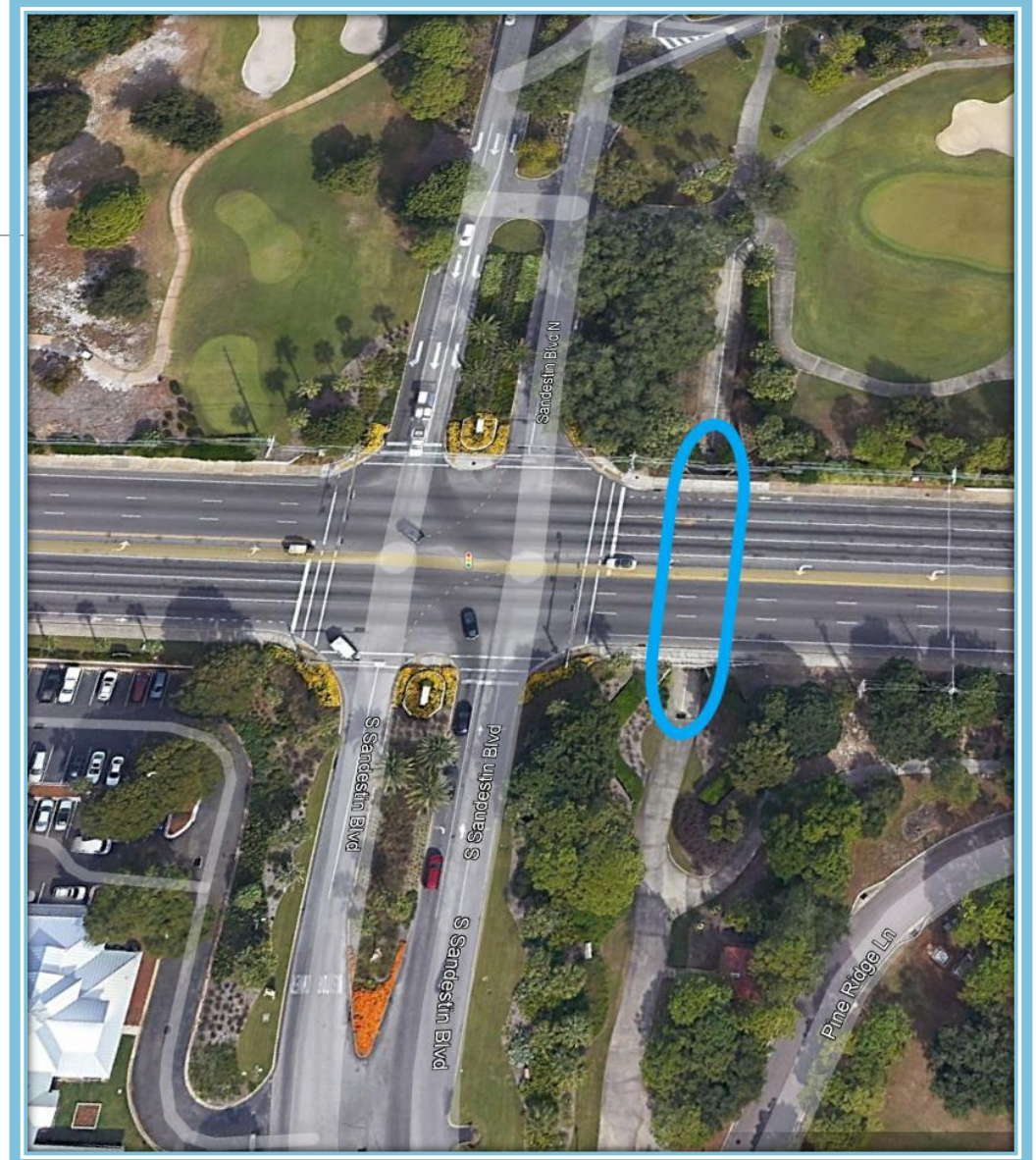


Hwy 98 Tunnel Pipe Liner – COMPLETE MARCH 24

Project Purpose:

2/23/2023 – The Board approved \$85K to insert a liner into the drainage pipe that goes under the tunnel.

3/2023 – This work is scheduled to be done March 23 and 24.



THE BAYTOWNE DISCHARGE – COMPLETED 2/2023

Project Purpose: During previous storms, the height of the bay rose above normal high tide levels, causing saltwater to infiltrate The Fountains lake. This has caused salinity levels to rise to the point where barnacles are now thriving and reproducing rapidly. This has caused repeated blockages on the fountains that we have in the pond. Not only is it a detriment to the fountain motors, it is also a hazard to our employees who have to clean them due to the sharp exoskeletons of the barnacles. A method to prevent the saltwater from flowing into the lake system has been made a priority. The installation of a weir or check valves are the two solutions the engineer examined.

8/2022 – The Board approved up to \$282K from Undesignated Capital to install the check valves to prevent bay water from entering the lake.



BEFORE



AFTER

Baytowne Parcel Landscaping – COMPLETED 1/2023

Project Purpose: The SOA obtained a parcel on Baytowne Ave., located north of The Bungalos, that was in need of landscape and irrigation revitalization. The majority of the existing vegetation is in very poor condition and the irrigation is totally unusable. Due to the surface roots of the Oaks, and the poor condition of them after Gulf Power did right of way trimming, these trees will not be able to be saved and replacing them with a different variety is recommended.

4/2022 – The Board approved up to \$60K from the Undesignated Capital fund. Project delayed pending FP&L boring project to be completed.

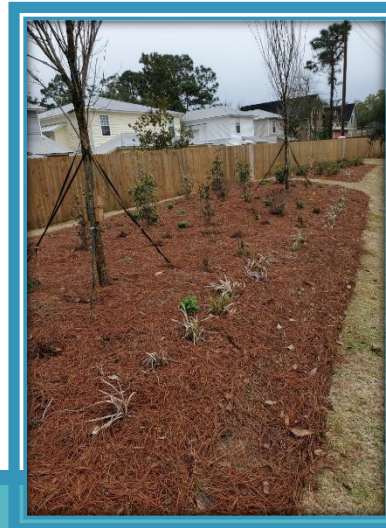
1/2023 – Project complete; however, hard freeze damaged new landscape material. Contractor currently evaluating for replacement.



BEFORE



AFTER



The Tunnel Drive Aisle Repair – COMPLETED 12/2022

Project Purpose: Drainage pipe under the tunnel, that carries all stormwater from the south side of the community to the Bay, was failing, causing the concrete to sink.

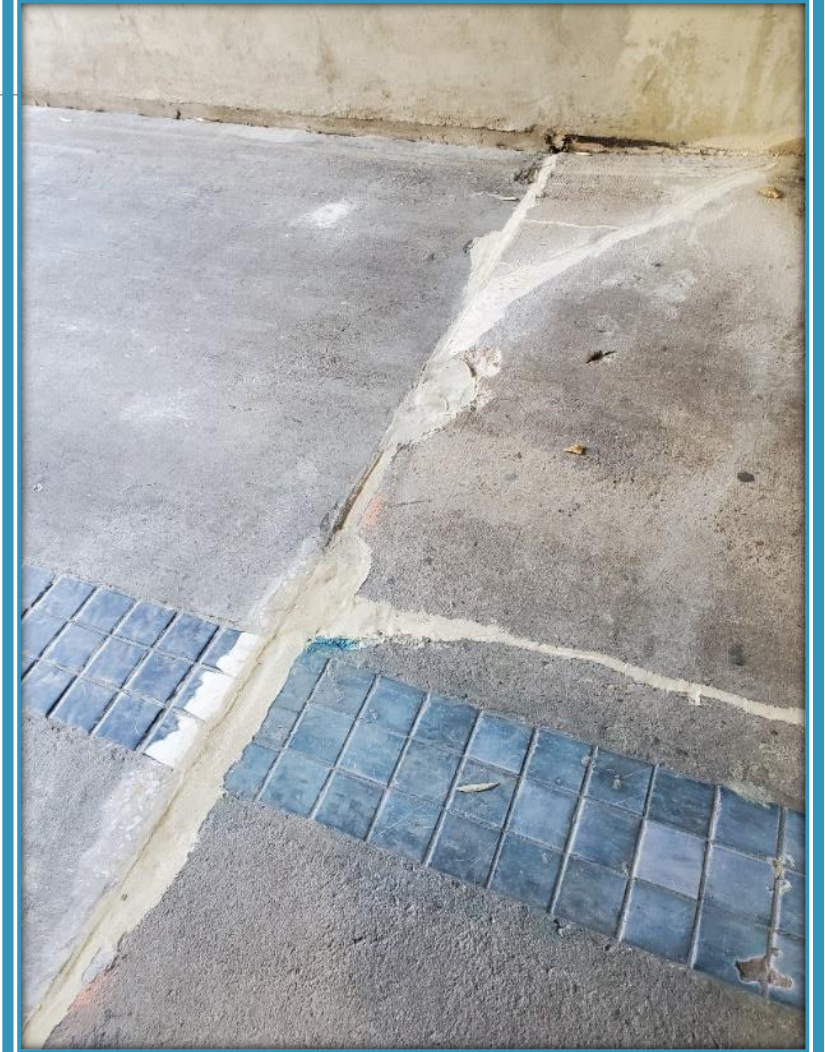
11/2022 – The cost of project was \$27K from Emergency Reserves.

Foam was injected to lift the concrete and, in the process, it filled some of the voids in the pipe preventing further leaking.

BEFORE



AFTER



LINKSIDE DRAINAGE - COMPLETED 11/2022

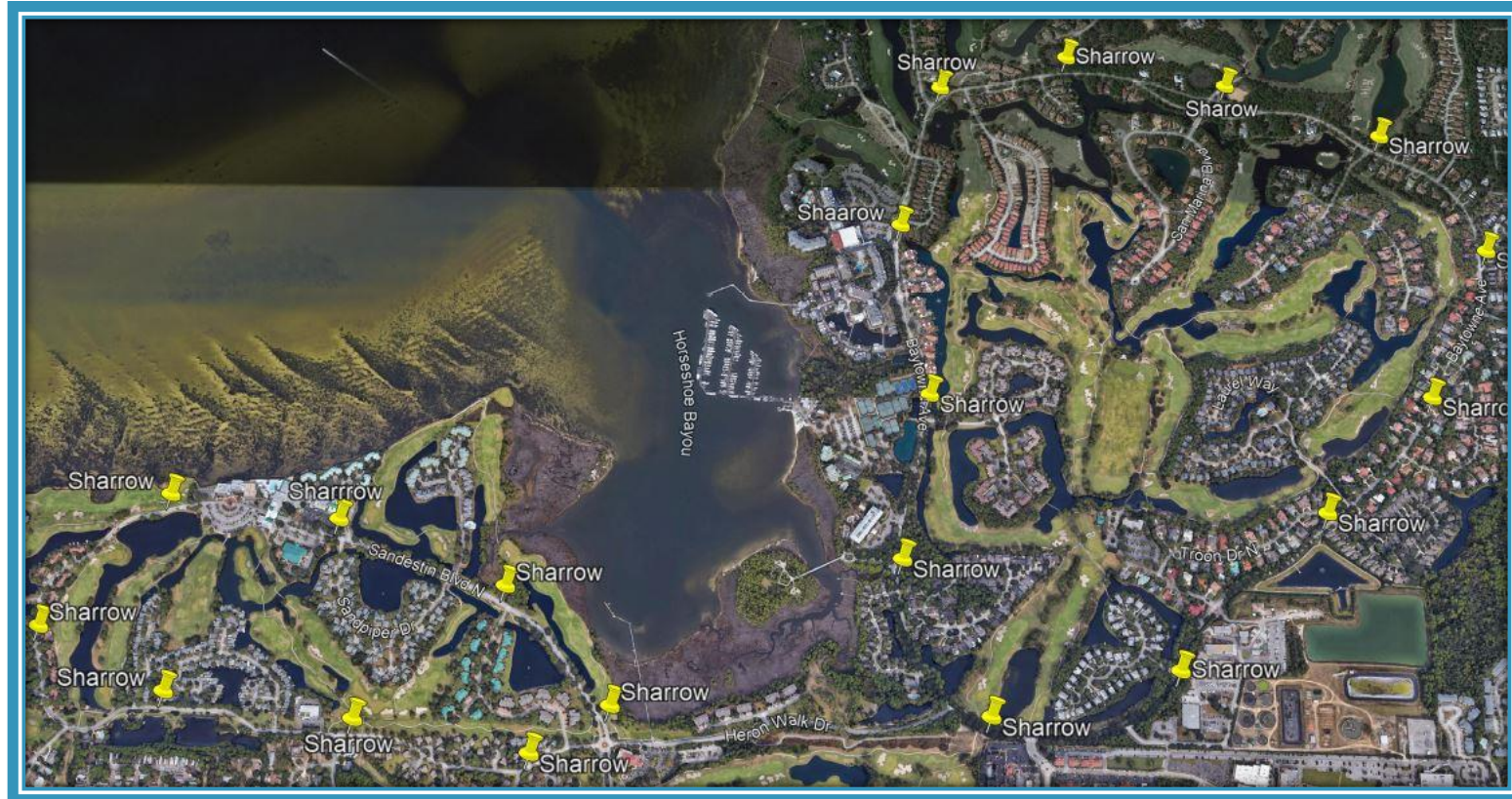
Project Purpose: After several homes flooded during Hurricane Sally, a request came from the Linkside HOA for additional drainage improvements to be investigated. Nautilus Engineering was tasked with examining their home, street, and lake elevations in order to come up with the an efficacious design to move storm water out of their neighborhood.

10/2021 - Up to \$315K approved from Drainage Reserves



SHARE THE ROAD – “SHARROWS”

Project Purpose: To alert motor vehicle and golf cart drivers that the road is shared with bicyclist.



CROSSWALK SIGNAGE - COMPLETED 4/2022

Project Purpose: A recommendation from the Mobility Study done in 2020 to improve safety for pedestrians and bicyclist throughout the community.

4/2022 - Board approved the funding of \$24,120 for five Rapid Flashing Beacons (RRFB) systems, by Solar Traffic Systems. The RRFB will provide a high visibility strobe-like warning to drivers when pedestrians use a crosswalk, along with current street signs. The systems will be placed at Sandestin Blvd South @ the Dunes, Audubon Drive @ Sandestin Estates, Heron Walk Drive @ the Welcome Center, Baytowne Ave @ St Andrews, and Baytowne Ave @ Legend Creek.

