



Sandestin
OWNERS ASSOCIATION, INC

Improvement Projects

10.11.24

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APPROVED PROJECTS UNDERWAY AND UPCOMING

Reclaim Irrigation Pump Connection and Removal of Crystal Lake Pump Station

Purpose: Abandon the Crystal Lake Pump Station from use, remove it from the lake and connect the line to the Reclaim Irrigation pump to service the areas that were previously serviced by the Crystal Lake Pump.

Status:

6/27/24 – The Board of Directors approved the request to abandon and remove the Crystal Lake Irrigation pump station and contract Gator Boring, Russell Landscape, and Mills Supply for all labor and materials necessary to connect and enable to Reclaim Pump Station to supply the irrigation service to areas previously provided by the Crystal Lake pump station at a cost not to exceed \$146,691.00 to be funded from Capital Contributions.

8/27/24 – Gator Boring has begun.

10/11/24 – Boring complete, Russell is finishing final pipe connections and landscape.



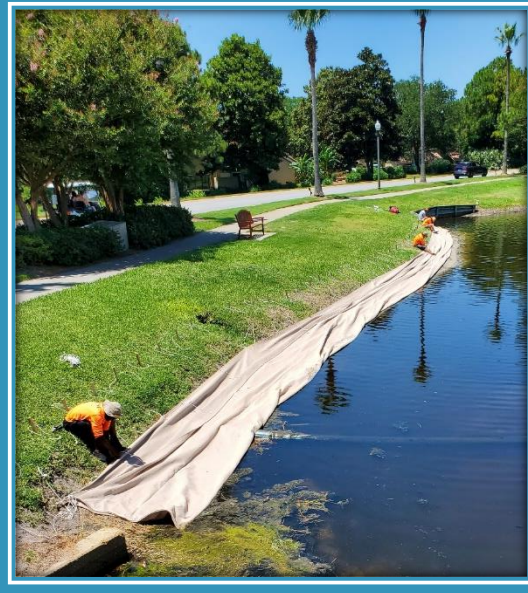
Tivoli Lake Bank Restoration

Project Purpose: To restore the lake banks along Sandestin Blvd South adjacent to the Tivoli Bridge and to replace the sod between the sidewalk and lake.

Status:

3/28/24 – The Board of Directors approved the request for SKS Aquatic and Land Management, LLC and Russell Landscape to install SOX and Empire Zoysia along the two Tivoli lake banks and replace all sod to the sidewalk at a cost not to exceed \$275K from the Capital fund.

7/25/24 – SOX (lake bank restoration) has been installed with additional sod planting planned for the fall.



Baytowne Lane Improvement Project

Project Purpose: To seek options to improve traffic flow by increasing stacking room on Baytowne Lane off Hwy 98.

5/23/24 – The Board of Directors approved the name change of the East Gate Committee to the Baytowne Lane Improvements Committee. They also approved the transfer of remaining funds (\$98,446.86) from the East Gate Project (P73) to the new Baytowne Lane Improvement Projects project and the additional funding, as submitted by Halff Engineering, at a cost not to exceed \$70K which includes contingencies, to be paid from the Capital fund for a total of \$161,500.00 to Halff Engineering.

7/25/24 – Halff Engineering met with the committee members providing a conceptual design that will be the basis for the creation of the 60% completion construction plan document. This will give the SOA and idea of the cost of the project. No plans or monies for construction have been approved at this time, nor has any development orders been submitted to Walton County.

SOA Pool 1 Redesign

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.

4/3/23 - 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.

6/22/23 – The Board received the new conceptual design presented on this screen.

9/27/23 –County Technical Review Committee on Oct. 18, 2023.

10/3/23 – **Plans approved.**

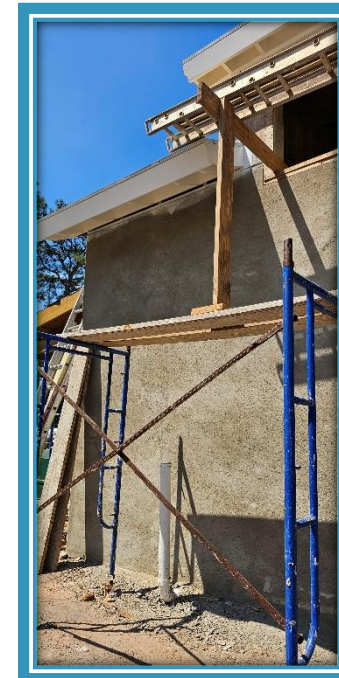
11/9/23 – **Development Order signed.**

11/16/23 – The Board approved \$2.7M from Capital Contributions for Construction of the SOA Pool 1 Amenity.

5/3/24 – Concrete was poured for the base of the new pool. The building permit was received, and the foundation construction has commenced.

7/25/24 – Project on hold until the arrival of the galvanized steel columns needed to move forward. All drainage, electrical, and plumbing is complete, and the facility construction will continue once the columns are received.

10/11/24 - Project moving forward - The estimated completion date is now November/December 2024.



SOA Street Light Upgrade

Project Purpose: The current street lights were originally provided by Gulf Power, the poles and any parts for maintenance/repair are no longer available by Florida Power & Light. New poles provided by FPL are LED fixtures and are more energy efficient and provide “directional cards” that allow the light to shine in a specific direction and pattern. The FPL Representative recommended replacing the lights in three phases by sections, beginning with the Lakeside District.

Status:

6/22/23 – The Board approved Florida Power & Light to replace the existing 249 Gulf Power installed street lights located in the Lakeside District.

10/11/24 – Pending delivery of street lights.



Way Finding Sign Redesign - Conceptual

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

1/25/24 – A presentation was provided to the SOA Board of Directors on what Sandestin Golf and Beach Resort is doing for entrance signage; further pricing and planning will be done.

2/22/24 – Skype Design, used for SDI new signage plan, will be doing a site visit to provide a more comprehensive quote for the SOA.

5/23/24 – Quote received, staff will review and present to the Board of Directors.

7/25/24 – Staff is continuing to work with SDI Marketing team for a mutually agreed upon neutral design.



FUTURE PROJECTS



East Gate Reconfiguration

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.

7/27/23 – Traffic counts were done in May. Surveys are being completed and the engineer will present a report to the committee on August 10, 2023.

9/28/23 – Preliminary designs are complete. Comments from the Developer to the engineer are pending for the planning phase.

1/18/23 – Construction documents are due back from engineer the week of January 23, 2024. At that time, the committee will review them and schedule a meeting with the engineers to discuss.

3/28/24 – The Board of Directors approved the recommendation by the Ad-Hoc Committee to suspend the original plan to move the East Gate and approve the change of scope, using the previously approved funds to move forward with a plan to widen Baytowne Lane at the Hwy 98 intersection, to include 5 lanes; 3 exiting and 2 entering, and the addition of a right turn lane from Baytowne Ave onto Baytowne Lane.

5/23/24 – The Board of Directors approved the name change of the East Gate Committee to the Baytowne Lane Improvements Committee and the transfer of remaining funds (\$98,446.86) from the East Gate Project (P73) to the new Baytowne Lane Improvement Projects fund.

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.

3/28/24 – Development Order extended to November 2027.



COMPLETED PROJECT 2022, 2023 AND 2024



Prestwick Lake Bank Improvements- Complete

Project Purpose: To stop the bank erosion and beautification along the lake at Prestwick Place.

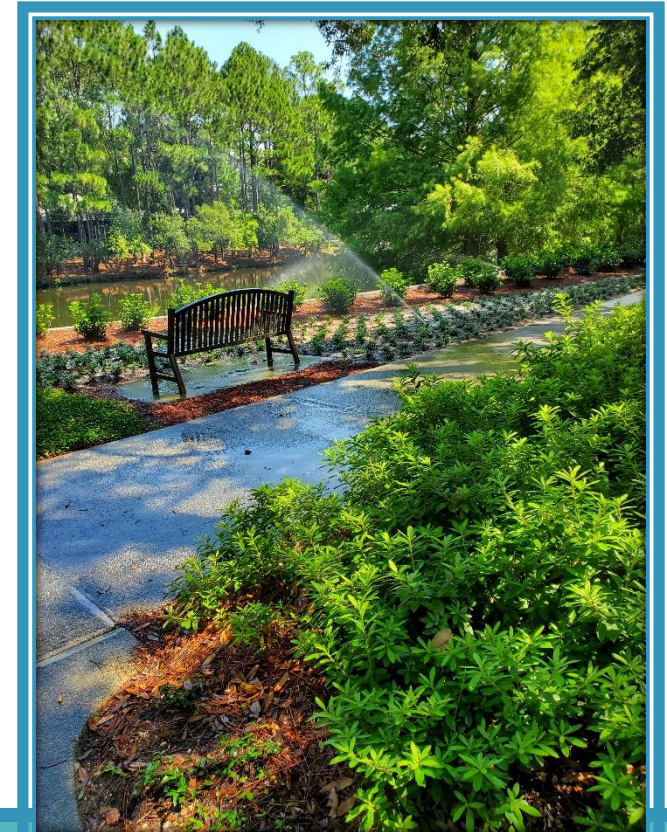
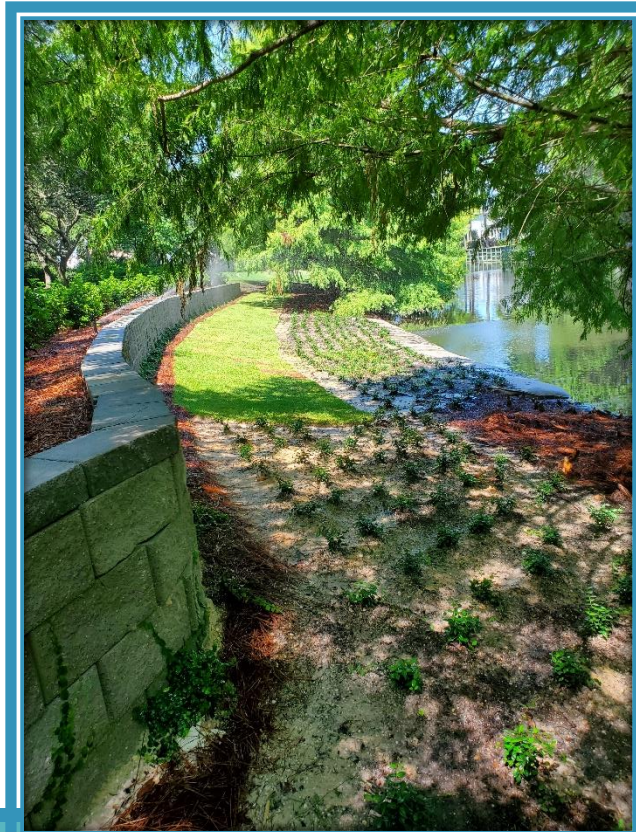
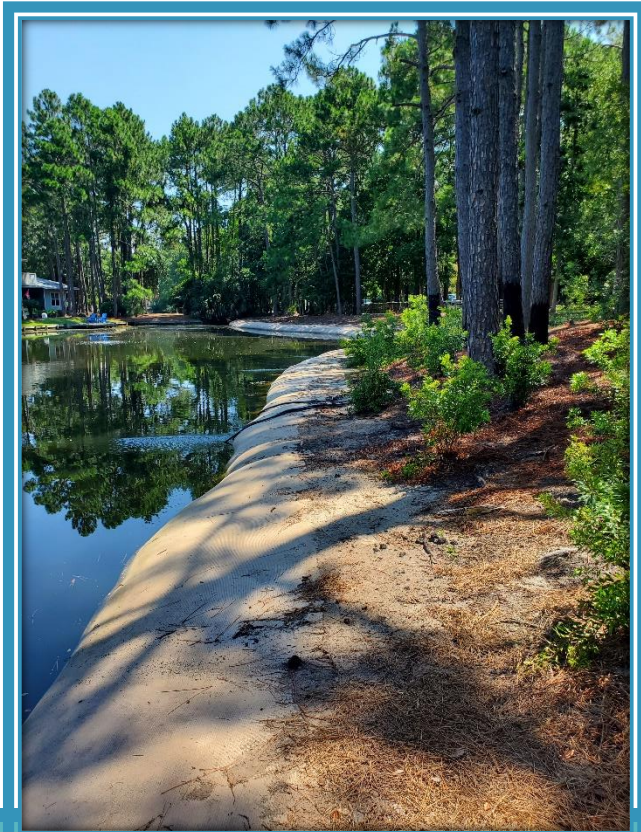
2/22/24 – The Board of Directors approved the request for Russell Landscaping and SKS Aquatic and Land Mgmt. to make landscape improvements along the Prestwick Lake bank for a cost not to exceed \$130,242, to be funded from Capital Reserves.

3/28/24 – Improvements will begin next week with the stack stone wall and landscape. SOX installation is planned for June.

5/10/24 – Wall and landscape complete. SOX installation is planned for June.

7/25/24 – SOX installation complete. Additional landscape/sod to be planted.

10/11/24 – Complete! (New Photos will be added.)



Project: Security Vehicle Replacement – Done and In Use

Purpose: To replace two Security Dept. Fleet vehicles that have reached the end of their useful life cycle and to add a vehicle to the Security fleet that would replace the vehicle that was reallocated to the Project Coordinator position in 2022.

Status: 4/27/24 - The Board of Directors approved the funding for three Chevrolet Colorados from Dale Earnhardt Jr Chevrolet in Tallahassee, at a cost not to exceed \$88,593.04 to be paid out of the Reserve Fund, less the trade in values, and \$43,496.52 to be paid out of Capital.

7/25/24 – Vehicles being logoed and then will be delivered and ready for use.

10/11/24 – All vehicles received and in use!



Additional Projects Completed

Community Benches

Project Purpose: To provide a place to stop, sit and rest or enjoy the views throughout the Sandestin Community.

9/28/23 – Committee members viewed bench options and set locations. Program introduced to the community and pending Board approval.

11/16/23 – The Board approved the Park Bench Sponsorship program with an estimated outlay of \$20,800 from Capital Contributions. Additional details will be communicated once the final Guideline and process is complete.

4/25/24 – Bench Sponsorship applications released for purchase.

5/23/24 – All 16 bench locations sponsored!

8/27/24 – Benches placed & complete!



Heron Walk Drive –Walkway Improvements - Complete

Project Purpose: The combination of heavy traffic, very poor drainage, and the deteriorating road and walkway condition has necessitated the need for a new design that addresses all of the current short-comings.

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

11/2022 – Due to concerns 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.

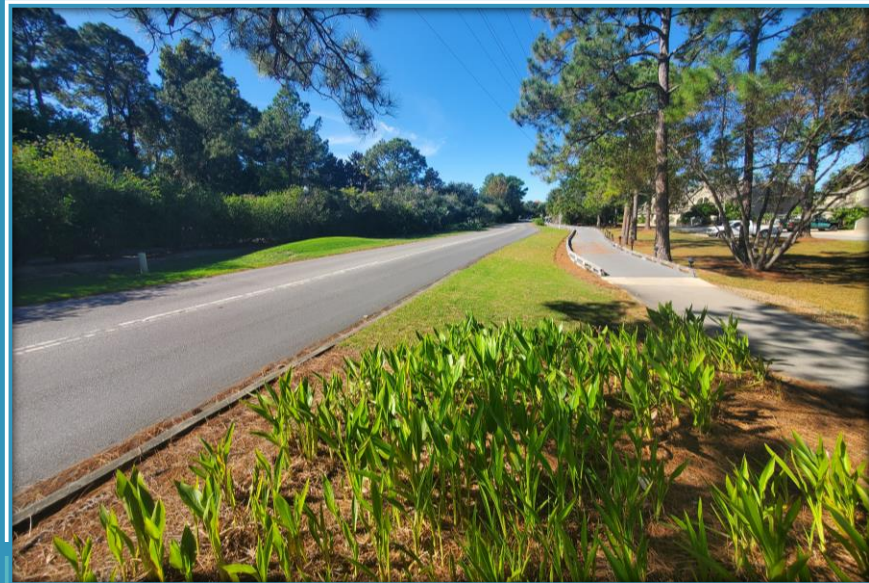
6/22/23 – Contractors had asked for further clarification on the boardwalk design. Structural engineer is working on that now.

9/28/23 – Contractor bids are expected to be presented to the Board at the October or November 2023 meeting.

10/26/23 – The Board approved \$836,658 paid from Reserves for Phase I of project.

12/14/23 – Construction is underway. The sidewalk is closed with no alternate route available. Drainage phase on hold.

5/10/24 – Boardwalk is open! Bollards & lighting pending installation but ready for use of pedestrian and bicycle traffic.



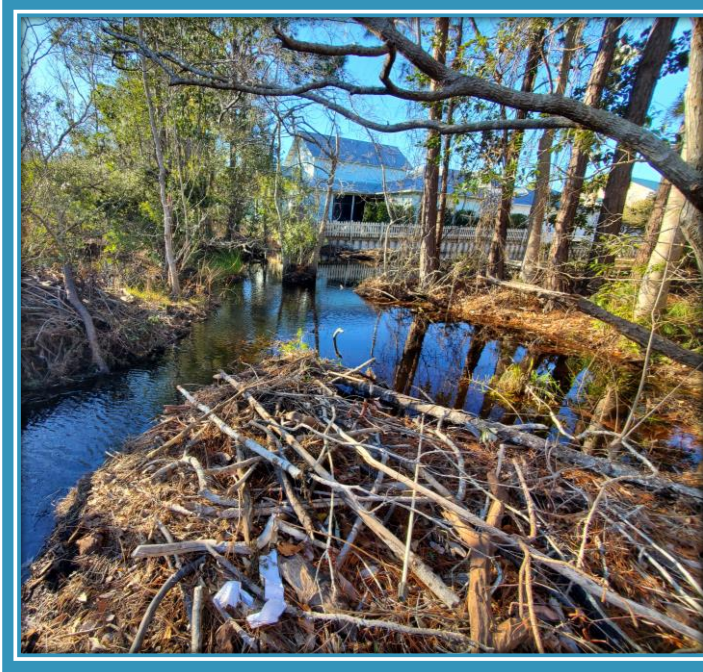
Crystal Cove Canal

Purpose: The canal is full of sediment and has a large beaver dam that needs to be removed to restore maximum flow for stormwater drainage.

Status:

1/25/24 – Board approved the request for HUB Diving Services to remove sediment and beaver dams from the Crystal Cove Canal for a not to exceed price of \$50K, funded from Reserves.

Completed!



2024 Paving and Golfview Drainage - Complete

Project Purpose: Paving needs and drainage repair needed in Golfview due to pine tree roots causing damage to a main drainage pipe that handles stormwater for the southeast side of L'Atrium Drive.

Status:

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.

4/3/23 - 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.

6/22/23 – The Engineer finished the plans, and the project will be included in the bid packet for road paving.

10/26/23 – The Board approved \$821,636 for paving at L'Atrium, Cove Drive, Raven Run East and Golfview Drive, to include drainage repairs in Golfview.

3/22/24 – Paving has begun. The underground piping and drainage structures at Golfview are on site. Following install, the roads will be patched to allow settling and then it will be milled and paved.

5/10/24 – **Paving and drainage complete.** Pending painting of crosswalk and striping.



Project: Security Staff Uniforms

Purpose: To outfit Security Staff in uniforms that are more conducive to the work environment, aesthetically pleasing and to save on Operations cost.

Status: 7/25/24 – Uniforms dispersed and being proudly worn!

Project: Sidewalk Repair – COMPLETE

Purpose: To repair locations where sidewalks are damaged and considered trip hazards.

Status: 1/25/24 – Board approved project for sidewalk repairs for a not to exceed price of \$121,047 to be funded from Reserves.

5/10/24 – Complete.

Project: Sanitation Replacement Vehicles - COMPLETE

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

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

9/28/23 – One vehicle has been received and the second one had to be placed as a 2024 order due to supply demands.

5/10/24 – Second vehicle picked up and in service. COMPLETE!



Additional Projects Completed

St. Andrews Drainage – Completed 9/28/23

Project Purpose: There is an 18” corrugated metal pipe under St. Andrews Drive that belongs to the SOA. The pipe handles drainage from St. Andrews common area and multiple homes. Presumably due to age, the pipe has become deformed in a manner that traps soil and other debris causing an impediment to St. Andrew’s drainage.

Status: 8/24/23 – The Board approved All Site Construction Services drainage bid to install a new 15” smooth wall HDPE pipe for an amount not to exceed the cost of \$29,837 with funds coming from Reserves and authorize the Executive Director to execute the contract.

9/28/23 – Complete

Turnberry RRFB – Completed 10/16/23

Project Purpose: Turnberry HOA requested the installation of a Rectangular Rapid Flashing Beacon (RRFB) crosswalk system to be installed on Baytowne Ave. at the intersection of Turnberry Drive. The crosswalk at this intersection is located on Baytowne Ave. between the Heron Walk traffic circle and the Village of Baytowne Wharf. This location is one of the main travel corridors for guests and visitors with a high volume of vehicle and pedestrian traffic.

Status: 8/24/2023 – The Board approved the request to purchase a RRFB from Solar Traffic Systems to be installed at the crosswalk located at the intersection of Baytowne Ave. and Turnberry Drive, at a cost not to exceed \$6,000 paid from Capital Contributions.

9/28/23 – Received and pending installation.

10/26/23 – installed and active!



Project: Replacement of Utility Vehicle

Purpose: Replace Property Services Utility Vehicle that has reached it's useful life.

Status: 9/28/23 – Board approved \$15,576.81 from Reserves to replace the Property Service Utility vehicle.

10/6/23 – Vehicle purchased - **Complete**

Project: ADP Timekeeping Software Upgrade – Complete

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

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

4/20/23 – 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. Target date for completion is 8/1/2023.

6/16/23 – Actively using the Recruitment and Onboarding modules. The Recruitment module is linked to Careers on sandestinowners.com. Staff has confirmed that we are receiving a higher volume of applications using the ADP Recruitment than when using Indeed as a stand-alone site.

Project: Aeration Electrical Equipment Installation - Completed

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.

9/27/23 – **Completed.**

Project: Security Cameras Software Upgrade

Purpose: Update the Security Camera Software to store on one server and allow Security to search footage based on specific criteria utilizing AI Technology.

Status: – Board approved \$17,202.24 from Capital Contributions, to upgrade software and replace cameras at the South Gate.

11/16/23 – Installed, educated on Sandestin, up and running!

RECLAIMED WATER - Complete

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.

7/27/23 – Project Complete!



Completed Projects

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: 4/27/23 – 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.

6/22/23 – Russell Landscape has begun planting along Baytowne Ave and looks to complete Phase 1 by end of the month.

7/27/23 – Phase I of this project complete!

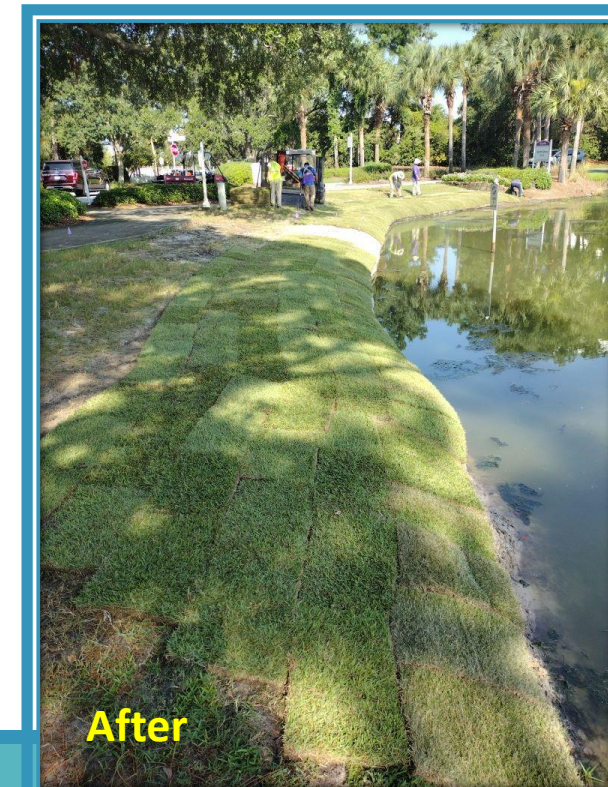
Project: SOX – Shoreline Stabilization (Demonstration)

Purpose: To protect the shoreline from runoff and erosion by placing a sox full of dredge from the existing lake and planting sod atop to keep the aesthetics appealing. These are used in place of wooden seawalls.

Status: 6/22/23 – The Board approved the request to allow SKS Aquatic and Land Management to install a 100' section as a demonstration and to pay Russell Landscape for sod.

7/27/23 – Complete

[Click here](#) full of gallery of demonstration.



Completed Projects

Project: Security Gate House Repairs – Completed!!

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

Status: 2/23/2023 – Board approved \$32,477 from the Reserve Fund, to paint, complete repairs, and replace doors at the three Security Guard houses.

4/20/23 – Doors have been replaced. Painters are being scheduled.

6/22/23 – Completed!

Project: GIS Oriented Image Catalog – Completed!

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

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

4/10/23 – The field work photos complete. - Expect catalog to be ready for use by end of month.

6/22/23 – Ready and IN USE!

Project: SOA Admin Drive Fencing - Completed!

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.

6/29/23 – Completed and in use!



South Pump Station - Complete

Project Purpose: To replace and upgrade the existing South Pump Station and housing.

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

3/2023 – Completed.

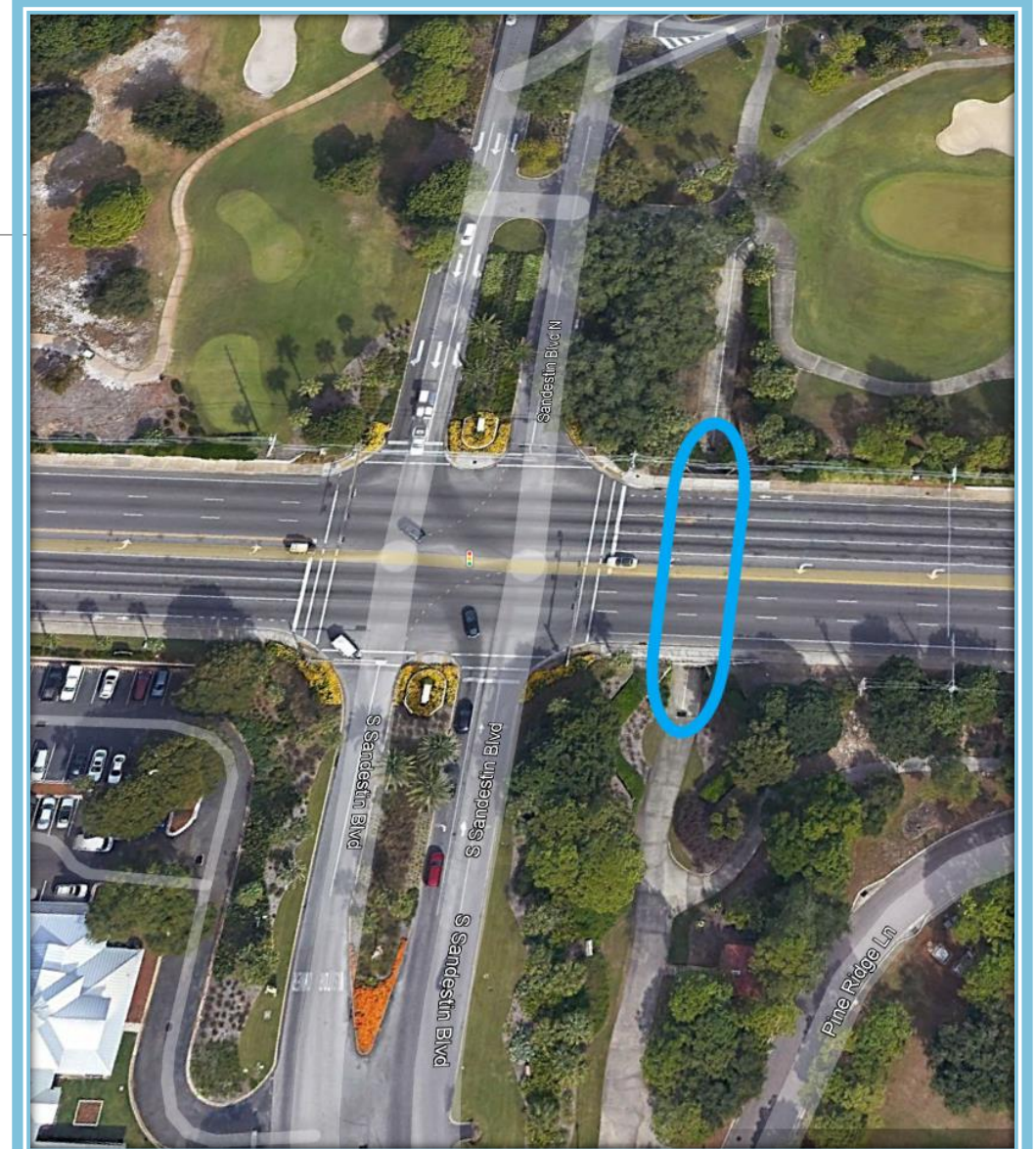


Hwy 98 Tunnel Pipe Liner – COMPLETE

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 2023.



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.

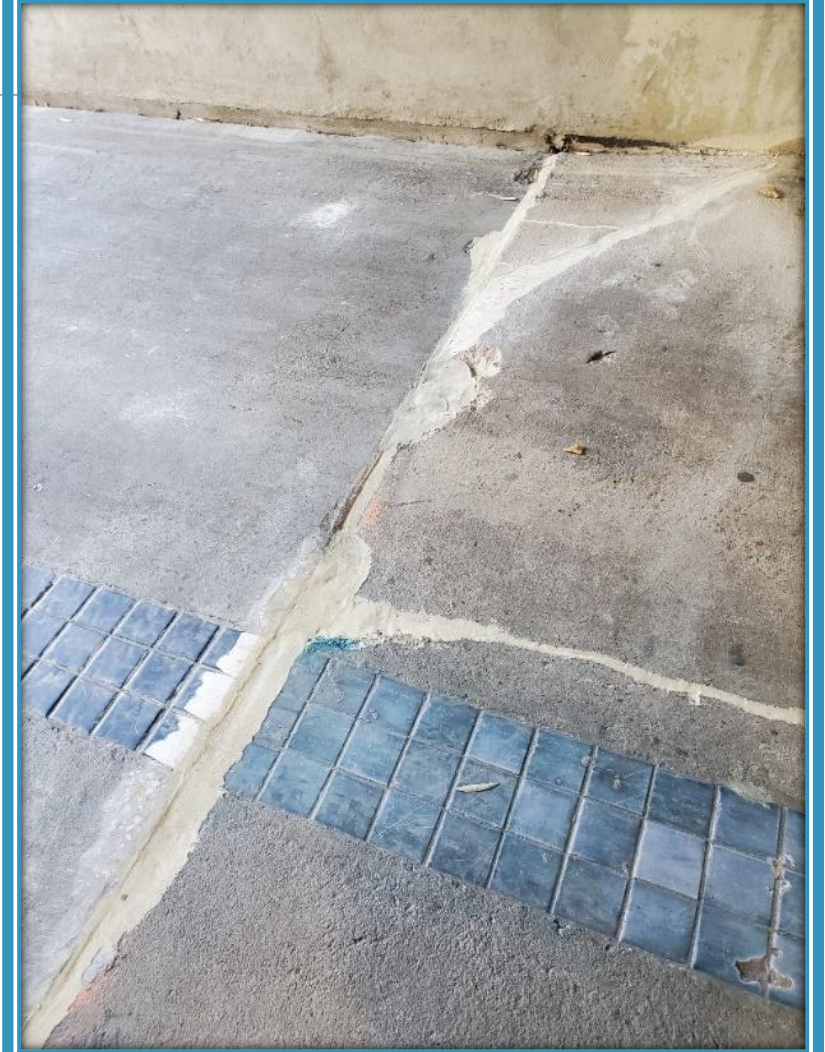
11/2022 – The cost of project was \$27K from Emergency Reserves.

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

BEFORE



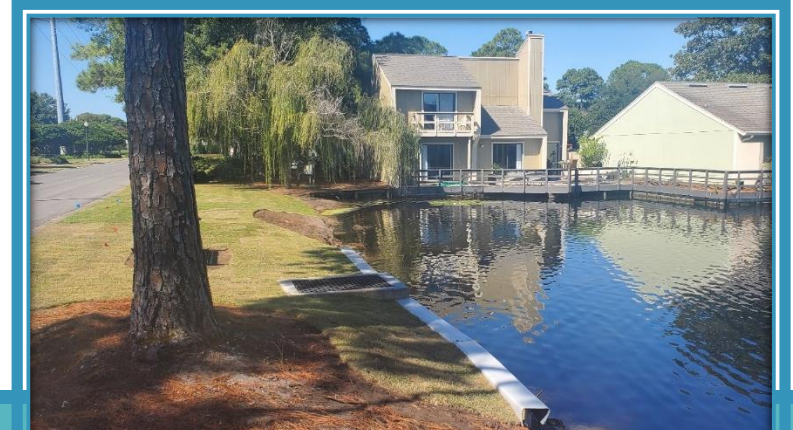
AFTER



LINKSIDE DRAINAGE - COMPLETED 11/2022

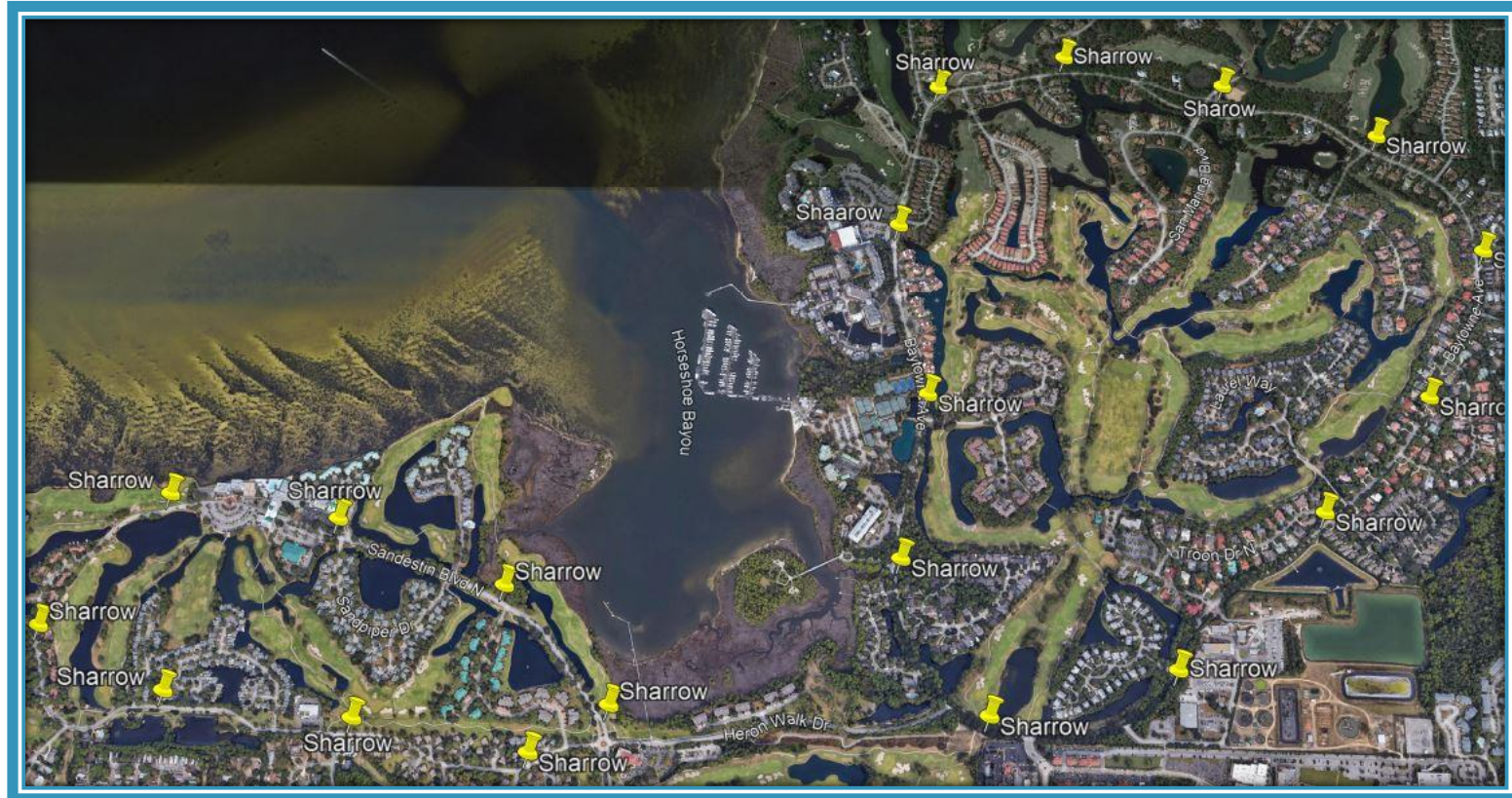
Project Purpose: After several homes flooded during Hurricane Sally, a request came from the Linkside HOA for additional drainage improvements to be investigated. Nautilus Engineering was tasked with examining their home, street, and lake elevations in order to come up with the an efficacious design 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, Heron Walk Drive @ the Welcome Center, Baytowne Ave @ St Andrews, and Baytowne Ave @ Legend Creek.

Project: Lakes Maintenance Replacement Boats and additional purchase – COMPLETE

Purpose: Replace three boats used for lake maintenance and add one to the fleet. Due to the style of boat needed, these are being custom made by a local vendor.

Status: 9/28/23 – Board approved the purchase of \$46,224 from Reserves and \$18,608 from Capital to replace 3 boats and purchase 1 additional.

11/16/23 – Two boats with trailers have been received and are in the process of having the accessories needed for lake spraying installed.

1/25/24 – All received and ready to use!

