



Gulf Pines



December 22, 2006

Dear Gulf Pines Owners:

We would like to take this opportunity to wish everyone a safe & happy holiday season!

As we close out this year, the Gulf Pines Board would like to provide a brief progress synopsis on the Gulf Pine's "Priorities" identified earlier this year. The board met regularly to address these issues and welcome more participation from the community

1. Increased Communication: GulfPinesBeach.com currently provides a central location for information dissemination including but not limited to community updates, Board meeting minutes and historical documents. Additionally, an events calendar, including scheduled Board meetings is posted. The Beach bulletin board, provides another venue for posting this information. We ask that you provide your e-mail address so that we can also e-mail notices of events and web site changes.
2. Action Committees: In response to the Gulf Pines Survey, the following committees have been identified with the leader of each listed below. If you have not yet expressed an interest in these committees and would like to participate, please contact the respective committee leader.
 - a. Homeowners Association (HOA): Jeff Landreth
 - b. Maintenance/Beautification: Tracy Chaney
 - c. Walkover/Beach: Sam McCleskey
 - d. Communication/Newsletter: Pat Lutz
 - e. Fund Raising: Sally Manuel
3. Enhanced Security: Issuance of Parking Passes prior to the 4th of July holiday and hiring of an off-duty deputy, aided in the increased security during the holiday weekend and helped prevent trespassers. No parking signs, "Except for Owners and their Guests, have been designed and are on order for our Beach Parking Area.
4. Completion of the Beach Walkover & Sitting Area: This project is one of our top priorities, as for years, we all have enjoyed sitting at our "Taj Mahal". This community gathering place has been sorely missed this past year. We are working with the DEP to obtain the necessary permits for rebuilding the structure. The Walkover/Beach Committee is established to coordinate all rebuilding phases ranging from new plans to construction. The committee also focuses on the beach parking lot and surrounding landscaping and we all look forward to these improvements that will enhance the beach enjoyment by all.
5. Partnership & Vigilance on County Issues: Working closely with the Walton County resulted in several road sign replacements. The entrance street lights have been replaced numerous times and we are investigating to determine the cause for the repeat failures. Gulf Pines entrance sprinkler heads have been replaced and additional lighting installed on both sides of the esplanade, illuminating the subdivision entrance at night.
6. Gulf Pines Associates, Inc (GPAI): The Board is refining its operations to ensure the effective and efficient conduct of GPAI and the maintenance and improvement of Gulf Pines properties which Gulf Pines owners have access and for which the GPAI is responsible. Though Gulf Pines does not have an official HOA, it does not nullify the fact that common areas must be

maintained and is only possible from the yearly dues and the generous contributions of the owners. Based on the recent written survey conducted by the Board, a committee has been formed to investigate the feasibility of becoming a Homeowners Association in the future.

The Beautification Committee's contribution to Gulf Pines in both time and money has been exceptional. They maintain their own budget funded by community contributions and they continuously sacrifice the most precious commodity—Time. Though not officially part of the GPAI Board their contribution and coordination with the board is outstanding. The first phase of the lake is complete with new landscaping including trees and irrigation system, land clearing resulting in reclaiming more common area around the lake and installation of fence lighting. The Beautification committee also hosted the annual 4th of July picnic at the lake—keeping up this long standing Gulf Pines tradition. The lake pagoda framing has begun with its completion just around the corner. The Committee continually maintains the Gulf Pines entrance and provided the beautiful holiday decorations.. The Committee also conducts monthly trash details around the entire subdivision.

Overall, 2006 has been a good year for Gulf Pines. Mother Nature spared the coast from hurricanes which gave the Beach Nourishment a chance to take hold. The sand fencing is beginning to help create new dunes at our beach.

As we look toward the future, we are asking for your help and support:

1. There will be 3 vacancies on the Board in 2007. If you would like to participate on the Board, please send a resume to the Board by Feb.15, 2007. We need to publish the resumes of all interested candidates with the notice of the upcoming Annual Meeting.
2. Please pay your annual dues of \$300 per parcel for a home or homesite by Jan. 15, 2007.
3. We will need to raise separate funds to complete the Taj Mahal reconstruction, which will include the parking lot and associated landscaping. We are asking each parcel owner for additional funds of \$500 or more to complete this project--any contribution you can make will be greatly appreciated.
4. Please join one of the committees...there's a lot of talent in our community, and if you can't serve on the board, you can participate by volunteering your time and expertise to one of these projects.

As a final note, we'd like to remind you that safety is everyone's responsibility. Please check with the Walton County Sheriff's Department to learn about restrictions and or rules of the road for golf carts, if permitted, on public streets. Regardless, if you choose to enjoy your Golf cart please make sure a licensed driver is in the cart. Street rules should apply, which includes driving on the right side of the road. Our roads are narrow & the increased traffic throughout our community has made this an issue. There was an accident involving a golf cart this summer. Fortunately, no one involved was injured.

Thank you in advance for your help and support.


Sam McCleskey
President, Gulf Pines Association

2007 ANNUAL DUES NOTICE

NAME: _____ PHONE NUMBER _____

E MAIL ADDRESS: _____

We need your help updating our records; please list below the Lot & Block number for each property that you own. If you don't know the Lot or Block number, please list the Gulf Pines physical address for the property. Dues for the period of 1/1/07 – 12/31/07 are \$300 per property, residence or undeveloped lot. We thank you in advance for your prompt payment. It is your support that maintains our neighborhood & we all want to keep it one to be proud to live in.

Lot _____	Block _____	\$ _____
Lot _____	Block _____	\$ _____
Lot _____	Block _____	\$ _____
Lot _____	Block _____	\$ _____

ADDITIONAL CONTRIBUTION FOR THE "TAJ MAHAL" _____

TOTAL AMOUNT ENCLOSED: _____

PLEASE MAIL THIS FORM ALONG WITH YOUR PAYMENT TO:

GULF PINES ASSOCIATES, INC.
P.O. Box 6051
Miramar Beach, Florida 32550