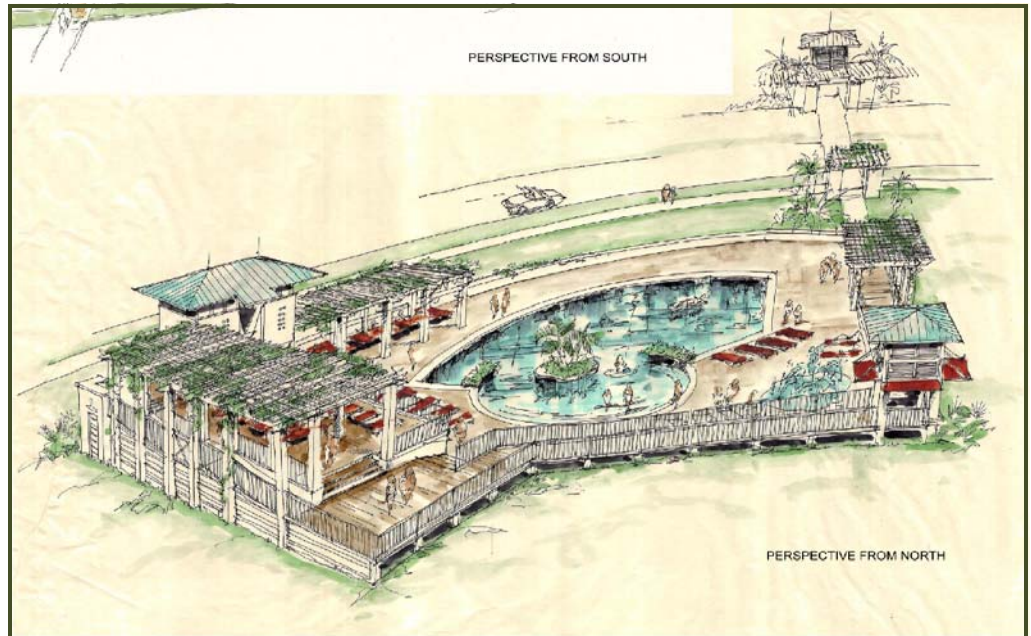




At a Glance

DFOA President's Letter	1
MHCA President's Letter	2
Manager's Report	2
Events Policy Article	3
Lot 160 Update	3
Destin Pointe Recycles!	4
Basic Cable/ HBO Service	4

Our Beautiful Island Community!



A Picture is Worth A Thousand Words!

Dear Neighbors,

Here it is, folks—your new pool. It has been 7 months in the making—it was at the Annual Meeting that you as owners charged the board with finding a permanent solution to the continuing problem of our Beach Club Pool. You all have been patient as we asked your permission to fund a pool, without a plan or even a site! We do appreciate your faith in us, and hope that the pool that was designed with your help and suggestions meet your expectations.

We will soon be submitting the final drawings for permitting; this process could take as much as 6 months.

We hope to begin construction in January, 2010 and be open for business in the spring of that year. Picture yourselves sunning on those decks, or enjoying family barbecues across the street in the converted pavilion. Seems like beach life at its best.

The pool was designed for the future—it is a stand alone amenity if Mother Nature forces us to abandon the old Beach Club site. It is complete package—decks, a pool that is half-again as big as the old one, bathroom and a safer location. It has been designed with a basic core, and features (such as arbors and walkways) that

can be added as the budget will allow. Final plans will be driven by the bids we will solicit in September. We will see how many of these extras we can afford, and how much will be added in the future. We have permitted the entire plan to give us maximum flexibility.

We look forward to this terrific upgrade to our neighborhood, and hope that you all will enjoy many hours at the new pool. We promised to **“blow your socks off”** - we hope you all are seeing your toes.

Marianne Boyajian,

DPOA President



Magnolia House President's Letter

I hope everyone is doing well and having a great summer! We have made substantial progress on several projects at the Magnolia House. Also, we have made a strong effort to coordinate the painting projects around guests and therefore minimize the impact for owners as well as renters. Thanks for your understanding. Below is a summary of the projects for Magnolia House.

Projects Completed:

Painting of floor in garage where benches are located
 Welcome signs in elevators and elevator landing in garage
 Sign by phone in garage for Tram/Security
 Roof Repairs
 Plastic covers for bollards at the entrance and exit of the garage

Projects in Process:

Balcony floor painting (75% complete)
 Balcony/Breezeway ceiling painting (about 50% complete)

Upcoming Projects:

Exterior light replacement/refinishing

Thanks for your continued support as we work to maintain and enhance the Magnolia House. I would also like to express my appreciation to the staff of Progressive Management of America, Inc. for facilitating these projects. As always, we welcome your comments and suggestions.

Randy Hester President, Magnolia House Condominium Association, Inc.



PhotosFlorida.com

Welcome to Summer in our Island Neighborhood!

*The 2009 Annual
 Homeowners'
 Meeting is scheduled
 for Saturday,
 November 7th, 2009
 with an Owners'
 Reception on Friday
 evening, November
 6th, 2009.
 We hope to see you
 there"!*

We continue to improve our services to the Association under the direction of your Board of Directors. Following are a few highlights of what is happening, other than issues described elsewhere in the newsletter:

Landscaping

We have retained the services of a new contractor this year, John Branch. We are making progress to improve the appearance of the neighborhood.

Pool Maintenance

We have retained Cox Pools to do pool maintenance this year. They are an excellent company and are providing a more timely routine to keep the pools clean. We have also had

equipment installed to automatically monitor chemical levels to avoid problems with hot or rainy weather effecting optimal levels. We have also had the hot tub resurfaced this year.

Beach Restoration

We are continuing to monitor progress toward countywide beach restoration. At the present time, it will most likely occur in late 2010 unless the legal challenges delay it further. The Destin East Pass is scheduled to be dredged this fall, but because the revised Inlet Management Plan will not be completed until early 2010, we may not be able to have the sand placed on our beach. We are working with the Board to exert as much pressure as possible on all of the many

levels of governmental agencies to have our beach re-nourished.

Tram

We ordered a new passenger carrier section for the Tram in March and it was due to be delivered in mid-May. Portions of the seats are not in yet at the manufacturer, so we will not have delivery until early July. We are doing what we can to expedite delivery.

Hopefully, the small beach we have will continue to grow and we will not have a storm this year!

Michael G. Kent

Association Manager

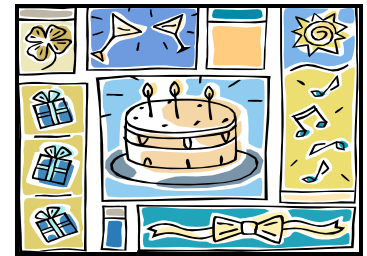
Events and Wedding Policy

The Board is currently working on updating our **EVENTS AND WEDDINGS POLICY**. The Board is hoping that with the addition of the pavilion area, owners and renters will consider holding their special event at Destin Pointe. Currently, events are limited to the Town Green area, Magnolia House Green, and beach pool. The policy is being updated to allow persons other than owners and their chil-

dren to host events. The Board is reviewing all aspects of the policy to encourage events as a means of supplemental income to the Association's treasury. Hours and days will be restricted so as to not interfere with owner's use and the high rental season. Security is a major concern and security personnel will be mandatory during all events. The size of the event will be limited in scope,

and parking will be restricted to certain areas. Other items of importance concern catering, clean-up and insurance liability waivers. A draft will be presented at the next full Board meeting in July. Anyone may submit suggestions or concerns to me directly:

Carol Bolton, Secretary
e-mail to: Marchthird@msn.com



Once the draft is approved, forms will be made available through Progressive Management's Office. A completed form will be included in the next newsletter and available on-line.



Destin Pointe Household Garbage Pick-Up

Household garbage is picked up at 7:30 am and 10:30 am, 7 days a week

Please have your garbage out as close to those times as possible in order to prevent bags from sitting out too long, where it is an eyesore and enticing for any birds and rodents. **Please do not leave garbage out at night.** If you have garbage to get rid of outside of the stated pick-up times, please feel free to take it to the waste containers located behind the tennis courts or hold them in your household garbage can until the next pick-up.

***Household Garbage Pick-Up is for bagged garbage only; it does not include items you want to recycle, lawn debris, or construction materials.**

Update on Lot 160

You may be aware that plans have been submitted for development of Lot 160—the site of the Destin Pointe vacations office building and parking lot. The plans that have been submitted to the City describe a 9 story building that would include rental units, a health facility, offices, exercise area, underground parking and a restaurant.

Preliminary determinations by the City staff have denied the commercial aspects of the development, and we are awaiting (at the time of this writing) other City decisions as to the ability of the developers to create more rental/living units in the neighborhood. The plans have yet to be accepted by the City of Destin for final review.

We are, of course, watching the developments with the City carefully. When those plans reach their final form, your Board will review them and vote as to whether we recommend support of or opposition to the project. We will then turn to you as neighbors and owners for your thoughts, and ask you to give us your mandate as to how we should proceed. This project will have an enormous impact on Destin Pointe—whether it will improve or detract from our neighborhood will be a decision that we will all make, and base our actions on the result.

Destin Pointe Now Recycles!



**We have started participating in Waste Management's "Single Stream Recycling" program, which simply put, is recycling made easy! A marked recycling container with no sorting required is located behind the tennis courts and accepts all of the following: Junk Mail, Paper, Newspapers, Catalogs, Phone Books, Aluminum/Steel Cans, Paper Bags, Flattened Cardboard and Plastic Containers
*Only Plastic Containers with a 1-7 number are permitted!**

Internet / Cable Support

If you experience problems with your Internet or Basic Cable/HBO service, please contact Cox Communications at:

(850) 796-0394

First: Select 1 (for Business)
Next: Select 2 (for Tech Support)
Last: Select 2 (for Internet) or 4 (for Cable)



The Bike rack/ parking pad across the street from the Beach Club Pool is for non-motorized vehicles only, such as bicycles and strollers!

Please let the tech know that you are on the "Destin Pointe HOA/Master Account" and from there the tech should be able to assist you based on your condo unit or street address!

Reminder:

Destin Pointe Homeowners : Please be sure to contact PMA before making any changes to your home's exterior, including color changes.

Magnolia House Owners : Please be sure to contact PMA before beginning any remodeling inside of your Magnolia House Condominium unit.

CONTACT INFO

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