

GLEN OAKS MANOR HOMEOWNER'S ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
APRIL 30, 2018
LOCATION: WELLS-OLAH LAW FIRM CONFERENCE ROOM

CALL TO ORDER: President Janet Stockwell called the Board of Director's meeting to order at 3:00 p.m. The following Board members were in attendance:

Janet Stockwell, Dick Lowe, Ken Abraham, Nancy Dillard, and Pat Richmond were present in person. Also present was Bridget Spence from Casey Condominium Management (CCM). Gloria Lowe was present.

Bridget Spence affirmed that the meeting had been duly noticed and that a quorum was present.

The purpose of today's meeting is to meet with the association attorney, Kevin Wells and review operational questions that the board presented.

The first question was regarding posting locations of the board meetings. Kevin Wells recommended that the board adopt a resolution as to where to post the "official" agenda of board meetings. The notice can be posted in additional locations as well, but an official location should be adopted.

Questions from Board-

Air B&B- what have other neighborhoods done to combat short-term vacation rentals? Can we say that owners doing this type of rental are actually conducting a trade or business in their home? **No, this is not considered a business in violation of your documents. The strongest way to combat this practice is to approve an amendment that requires longer rental terms and notification to the board prior to move in.**

Fining and compliance- The question was raised about what is needed in the association documents to implement fines. **The attorney stated that we have the ability to fine given the state statutes. The association just needs to follow the process outlined by the state of Florida. The board approves a fine at a board meeting. The fine is approved or denied at a hearing of the compliance committee. The owners have**

the opportunity to attend the hearing and plead their case. Kevin Wells recommended having photographic documentation of the violation for each day of the fine. If a compliance issue goes to mediation or court, we will need photographic documentation.

What language should be on the estoppel letter to let owners know of previously installed upgrades or other improvements that are their responsibility for maintenance? **Kevin Wells stated that we could add the language “any improvement to or on your lot by a previous owner is your responsibility to maintain and/or replace. For further information please contact the current owner.”** The estoppel letter that is in use by Casey Management is one adopted by the board and written by Kevin Wells, therefore we will add this language to this estoppel.

Party Walls- When owners have issues with maintenance or non-maintenance with the owner that shares a party wall with them should the association get involved or help mediate situations? **Kevin Wells stated that while the association wants to be helpful to all owners, this is a situation where it is a neighbor to neighbor issue and the association should not get involved.**

ADJOURNMENT:

Ken Abraham made a motion to adjourn the meeting at 5:10 p.m., seconded by Nancy Dillard, all agreed and the meeting was adjourned.