

Attendees; Bill, Connie, Dom,

Call to Order

Thanked residents about participating in drafting new rules and wanting their input

Went through current rules that have been in effect since 2018 and discussed what changes and updates should / want to be made

Let residents know that we would confer with lawyer about changing bylaws to reflect changes regarding number of rentals and length of ownership before ability to lease

Meeting adjourned

I want to thank everybody for attending this meeting this is a meeting where we're going to be taking input from the community about the rules suggestions things that we would like to see changed and things that we want to just do to make our community better I'm going to first say that we are all adults and we should be making sure that this meeting stay civil if this meeting turns into a breakout of people screaming yelling each other using profanities the the meeting will be adjourned and we will no longer reach out to the community for their ideas or suggestions regarding rules so I hope everybody understands that it would be really great if we can all be respectful of each other and if we can all make an effort to not talk over each other and really listen to what we're trying to do okay so the first suggestion or a thing that we want to talk about is unit rentals we want to continue with background checks we want to make sure that there are no rentals that will be less than 30 days I'm sorry what was that okay all right okay so just so everyone if you're not hearing it we are talking about how how the process works and what needs to be done with anybody that's renting a unit and so that is the process generally goes a unit owner will have a management company or a realtor submit documents paperwork driver's licenses I think I think is that right that is right okay to Ameritech along with a copy of the lease and from there they start background checks and then that after the background checks come back those go to the board for approval and we schedule an interview ideally we like to do them in person but on occasions we will do them via phone if in persons do not do not work out and then from there if the board approves then you know we send a message back to Ameritech and and then that's pretty much the process for that one of the things that we want to talk about though also too is limiting the number of renters that can be within the community grounds at any one time and my feeling is and I'm going to put this out to the rest of you is do I for a lot of people here that live here currently myself included I think I can speak to you Dom and Linda this this place was a path to home ownership and we've had renters here that have turned into owners which we are thrilled about we have some really good renters here but we also have had and have some renters that don't care about the community whatsoever and and it's really just a money making Venture for them there's no interest in the community all there's

no interest in protecting the equity of owners units and they stay very removed from the process they don't as long as they're getting their checks basically from the renters they don't really care about it I also though I feel as if we should be working to prevent the investor class because anytime a unit gets sold in here and an investor type moves in you know investor type meaning like a flipper and currently And currently I believe that the at least what I was told when I moved in almost 8 years ago is that we it is a 6 month ownership that needs to happen before you can lease a unit and right now any flipper investor type can stretch in a Reno that long and before they're able to rent it and so we want to prevent that we want owners here we want people that care about the community we don't want people that just look at it like it's a cash register so one of the things that we can do is to change that 6 month rule if that is in fact the case to make it 2 years of ownership before you can lease your unit that right there will discourage any flipper investor type from coming in and saying to themselves oh yeah we got we can handle this and so if we change that then we we can shelter that the other possibility that we could do is if we change the change to a percentage where we only allow a certain percentage of units in the condominium to be rented at any one time so how many I'm sorry how many I'm sorry I asked your question again I actually don't know the answer to that I want to say we may be at about a 60/40 ownership to renter maybe maybe even less owners than that currently but for example if we change to a percentage then we could say only 20% of units here could be rented in at 93 units that puts it at about what's that 18 rounding up it would be like 19 units so that would mean at a 20% cap only 19 units could be rented at any one time now it it only affects units being so my understanding is is only affection it's being being sold after the rule change so if if there are renters in currently they can extend they could they they're going to be exempt and it only will start happening as unit cell they will be bound by the new rules so so we have that option also yes Chris what's up okay so you're asking can we do both oh do the percentage and the two year why would we do that oh okay all right so what you're saying is is that we could okay so okay okay yeah I mean like what what is your feeling is you all of your feelings is everybody here pretty on board with that because the process for changing these things might are probably going to be by Law changes so that we have to have the lawyer actually write those into the bylaws they need to be voted on by the community and receive a percentage I'll have to double check with that percentage is for Passage so those those things may have to be written in that way but we'll start the process but I mean is everybody here on board with that we are okay all right then then we will we'll start pursuing that then and we'll see what what we can do we'll try for that is there anything else that we want to talk about in regards to a renters or the the process of that okay all right you you know Airbnb in verbose why do we know I want to do that I mean I've stayed in I've never had a problem you always Okay Jerry Jerry Jerry hold on okay so okay all right so you're what you're saying is is that people could be using airbnbs or verbos or whatever and then just having people come in and out but we would never know because they're not going through the process no I see your point yeah I mean yeah I mean we do we yeah that mean there is the the Rental process that we have with Ameritech now but I never really thought about it where they could circumvented or have one set of people come in and then just kind of keep stacking people up behind it and then we would never know who the people were after that first set so they're basically just cycling no that's a that's a great that's a great point no that's probably that's a great point yeah because you know we need we do need to know the people here we do need to commit the background checks yeah yeah I guess we

could we could you're saying you guys are saying that because the bylaw state that we have the ability to deny or approve leases and that's written in the bylaws that's we can that's in there that we can go ahead well what is everybody else's feeling about that like is everybody else good with this you guys are okay what are you guys think you guys are kind of behind it too okay well look I mean you know like I said I've had very different I've had very different experiences with it and I mean but I do understand it yeah you know yeah I guess you're right I mean do we have elderly and children here like we should by all means always know who's coming in and out and if they're circumvented yet all right well and let me confirm you it's in the all right well then we're going to then based on what everybody's saying here then we'll plan on going ahead and trying to you know check before we approve anything about the possibility of using those services and just make sure that they're aware that they have the you know that we were not accepting and then that we have the option they have the option excuse me to you know pursue it through a legitimate property manager or realtor to handle that rental it's not about the necessarily the renting part but it's just the process okay all right so all right so we got that we got that one okay let's talk about parking now one of the things we want to talk about with parking is are we all good with backing cars in I I kind of figured like and I understand the reasons for it for some you know may have an older car that doesn't have a backup camera it's a safety issue I I understand I understand that but no hold on hold on hold on a second let her finish okay and so again if anybody didn't hear the issue is is about leaving these things idling or running for an extended period especially if it's like during the nicer times a year where you have windows open nobody needs to be smelling exhaust so we need to make sure that we have that in the rules that we are being very considerate and respectful of your neighbors by not starting your car and letting it run for an extended period a while backed in nobody wants to be smelling exhaust especially in the In the nice weather okay now here's one thing that we need to talk about also is vehicles our current rules State you know no company branded Vehicles no vehicles with tools and equipment can be part of your overnight you know if if you obviously if you have a trades person here working on your unit there they are allowed to park but for people that may be in construction or handyman or air conditioning work that may live on property like no no company branded Vehicles know like that's an existing rule I'd like to keep that rule are we good with that okay great all right we're going to keep that one extra spots now I'm going to use Tom and Linda as an example you know Dom Linda and their son Billy all have cars they all work different schedules and technically our rules are written right now where we where we only allow for one parking space per or one light one licensed vehicle one vehicle per license driver excuse me no more than two per unit and so in a case of like Dom and his family that would mean if two people are already here on property whoever that Third vehicle is has to park somewhere else not on the community grounds and I think that's very unrealistic I think that's ridiculous to ask anybody that and we have a couple other families that live here however there are people in building two in one of the units that I believe two couples live in and they only have they have two couples of there and I think all four of them drive so that's four cars that are on the property that we shouldn't have here but I'm proposing is is that we set the limit of Max vehicles at 3:00 so one car per license driver up to the number of three but if you're that third car in this instance you can't park at your building you have to park that by the clubhouse or on the along those guest spots along the South Wall by building five and six because the other people that live in your building may have guests also and having that extra car should not prohibit guests in other

units guests of other units to not be able to park near the people they're visiting okay so well one of the things that you're supposed to do to hold on I answering the question why things are supposed to do is fill out a sheet if you have people that live in there and all the vehicles assigned to your unit so we need to be making sure that gets done one of the things I propose though is that we get the window the rearview mirror tags that we can have with the make model of the car and the license plate number on the tag and everyone that lives here has to have that tag hanging from the vehicle and then that way we can if we don't see that tag then we know that vehicle's not supposed to be here and we can have it towed because we have people from the apartments across the street that come over here and Park because they Park their work Vehicles here because they're not technically allowed to have them on their property either it seems so we need to prevent that so that's one massive thing so if we have those tax but then the other thing is if we're checking those tags and the tag doesn't match the vehicle that's being part here and we haven't been notified then we're going to be well within our right to have that vehicle towed okay okay what I'm sorry what's that guests okay so I think the way to handle guest is if they're here for more than a couple of days they're going to be you have family visiting you for a week then you email the office or email the HOA using any of the email addresses and you send us the license plate and make and model of the vehicle we will then send you a parking pass we will send you a parking pass with that list with that information on it that your guest is to put on the dashboard of the car With the dates that they are staying here this way we can identify who's here and who's not but it'll be up to the owner of the unit to print it out and have it available for their guests we're not going to get into it's not going to be the board's responsibility again this is this isn't a full-time job for us I already have a full-time job Connie has a job done has a job like we're not getting into doing all of this stuff there's going to need to be a little bit of a skin in the game so to speak about how this is all going to work but I think that that's what we do now and the reason for this is we have 93 units and only 158 spaces we do not have room for everybody to have cars and we want to prevent people from parking extra cars here and so the last part that I'll mention is I think we should be doing is if in an instance you like that the two couples I mentioned earlier or we have a couple other people here that have a work car that have their personal car and then their company they work for gave them a car and in those instances I think we should tell or put the rules down and never give them the option if you need the extra parking spot because of this work vehicle or whatever or you have four people in your family they all have cars you can pay a \$1,700 fee for a year from the time you buy it for a full year and that will get you the extra parking space and the reason for that number is it is if we lower it then people that maybe already have an extra car somewhere that's parked in a you know some sort of like lot you know some sort of storage facility that you know they keep their extra car in if they going to have their if we lower the price it may end up being cheaper to bring it here than it would be to leave it here and again it goes back to we don't have enough spots so if we set it up where it's it's not competitive for them to do it then it becomes a deterrent and then we can eliminate having the extra cars on on the on property I am fairly certain though that we are going to have that's going to be something that's going to have to be a bylaw change cuz if I remember correctly I think somebody looked at our documents and there was something in there about that no parking spaces can be assigned can be like purchased or something like that so you know we'll obviously have the language of it all written up to reflect what it is that we're trying to do but but it's something I think that the

community or the owners are going to have to vote on similar to like how we just discussed you know the cap on renters and ownership of the units before rental so we'll have to look into that I'm sorry what go ahead about okay about other owners allowing residents to use their spots if they're out of town yeah I don't I'm not keen on it if I'm being honest because as you're describing it that puts the burden back on the HOA to monitor that stuff and that's we wanted to have a solid rule set up that doesn't you know that doesn't require us to constantly be checking in with people about it why are you parking in you know 583 spot you're like oh well they're gone for you know the next 3 months on a European Vacation and they're allowing us to park our car there like like we shouldn't have to be following up to do that yeah it would be great if yeah I mean I yeah it would be great if the owners were communicative about that stuff but I mean for being honest like there's a million things owners are supposed to do now and be that are supposed to be communicated with the board and they're not so you know I I don't think that that's a great plan I think that that's going to be problems and that's putting the onus back on the board to be doing extra work when we don't we shouldn't be so I think that that's not the greatest plan so I think that that's not the greatest plan Okay common areas and again back to the violation notices that we had you know or the the violation walk that we have and all the notices that were done we didn't mail these out to anybody cuz we're not this was a data collection walk is the way I look at it we are trying to demonstrate that everyone regardless of board members or not or technically in violation of the current rules especially when it comes to like the exterior of their units really clear nobody here owns the outside of your building nothing at all you own you open up your front door you own what is there that's it that's what you want and if people are doing whatever they want on the outside whether people like it or not you know this place is kind of a form of Socialism because you know it's a collective and and you know if you want to paint the inside of your unit ceiling to floor as bright orange as you want that's the inside of your unit and no one else has seen it but you and that's fine but if you decide you want to paint a mural of Charles Manson on the outside or on the door of your unit well see that's affecting your neighbors and your neighbor's resale value and equity in their unit and that is unacceptable and so to the point of that the outside of the building is not owned we are willing to be gracious and say hey if you want to plant some flowers by all means if you want to hang a plant you know from a hook you know in the in the wood of a bill you know in the overhang of the building yes but please use the smallest hook you can you know if you want to plant out front you want to kind of dress it up a little bit make it look a little sharper give it a little of your own personality and plan some flowers or some small bushes or something like that there by all means we're not opposed those things we're not opposed to them but you can't plant a tree you can't plant large bushes because again like there's issues there's irrigation lines there's electrical lines there's Plumbing lines if you plant a tree and it grows and it ends up cracking a sewer line because of where you dug well now you've just cost the community money because you planted something that's not yours to do and we can't have that so we're allowing a little bit of flair a little bit of personality but we need to keep it within within you know boundaries and within limits and so that so everybody's aware but again you don't own the outside of your building you don't own the grounds of the building none of it you own your unit and that is all which brings us to like issues of like fire safety you cannot block you need to make sure that there are Pathways for emergency services if you live upstairs where again we're not opposed to you having plans or little table or something like that at your entrance but you have to

maintain a 36-in clearance because if they if they have to come through with a gurney to wheel somebody out they can't be it can't be fighting to get that stuff out of the way yes I understand the Emergency Services will throw that stuff out of the way but there's fire code regulations and I believe it's 36 in clearance needs to be there and it's not about whether or not that they'll move it it's about if a fire inspector comes by we can't have that blocking it so you need to be conscious of that but to the other point is nothing can be attached to the building so nobody's allowed to drill into the walls or anything like that to hang stuff or to do things so the point but also back to the fire safety issue grills any kind of grills City or go fire code says you cannot have any sort of Grill of any type on a balcony And that's city of Largo's fire code that's not necessary that rule we need to enforce it though and then I can tell you I see a lot of grills the other part of that rule code is that anybody that lives under a balcony cannot have a grill of any type what they call I believe it's kindled or fueled it's one of the two meaning if it's a gas grill the gas tank cannot be attached to the grill if it is a charcoal grill it cannot have Ash from a usage nor can it have charcoal in it being read you know in anticipation of lighting it anywhere any Grill needs can only be operated 10 ft from a building and so you can't have you can't be grilling in places where you're not supposed to it's a safety issue it goes back to the same thing like we all live here you live right next to people the possibility of you burning down somebody's unit or entire building because of it is what the issue is nothing else so you know if you live in in the in buildings three and four where they don't have balconies in those won't like you can't operate like you can't operate a grill under it like the what she did the other day you know having the grill up on the upper walkway that's a huge No-No it's a huge known though because that's the only point of exit for people that live in that building is that front walkway if you catch a grease fire you know then and it burns like you could literally trap people in that building I understand that it's just an electric grill but that you still can catch a grease fire and electrical people do it inside of their houses on electric stoves all the time so like we can't have that so that rules going to that's a rule from the you know code and that's a rule that's going to stay as it is regarding pets our current rule is a 20 lb limit per dog and you're allowed up to two dogs we have a lot of people with dogs that are much bigger than that some dogs are emergency support animals you know and have doctor's letter or emotional support animals or whatever the term is of the day but we need to make sure that I'm a dog person so I don't have a problem with it I don't have a problem with a big dog but if somebody's going to have an oversized dog they can only have the one I think the limits for the two pets is acceptable as it is but again like so it's kind of one oversized dog and then two no more than 20 lb no combination of weight none of this will my dog weighs this dog you know oh well I can have this cuz that's what people do now well you were allowed to you know a 20 lb so I have one that's 40 but that's not the point it's not the point of the rule is and everybody knows it it's pretty clear what the rule is so but I don't think we should be allow aggressive breed dogs like and that's for insurance purposes you're saying that aggressive breed dogs no I agree with that yes a lot of it has to do with the owners must to do about the dogs okay well we need to what we need to okay so you're saying that we can have it written up as not necessarily aggressive breed but a breed dogs but aggressive dogs. okay no I agree yeah no I've met some very sweet pitbulls in my day yeah that wouldn't harm a fly but I've also met you know like the times in my life where I've gotten bitt I've gotten bitten it's been by like Chihuahuas or little ankle biter types of dogs like little tiny Terriers never it's never been a big dog so all right so is everyone in agreement that we should write it up to make it aggressive

dogs and then if the dogs are demonstrating aggressive behavior we tell them that they need to be enrolled in some sort of animal training course and provided the board documentation or we good with that okay we can do that that is not a problem okay all right so we got that rule out the rule about bikes and skateboarding and whatnot I mean I taught my daughter how to ride a bike here on property and I guess technically by the letter of the law it's you know but you know I don't know what you know skateboards or bikes you know and what the age limit is going to make a difference about like you know you can just as easily wipe out on a skateboard or anything with adult supervision as you can without it well I think it would do everybody right to remember that you know kids are kids and we all work kids at once we all did stuff and we all rode bikes we all did those sorts of things like it's not the end of the world like I mean we could certainly put a clause in that just states that you know it you know it's basically if you get yourself injured riding a bike or skateboard or anything else on property like you are solely responsible the board is not you know and just make the note about it that way Are we good to keep the rule about no vehicles being parked here and excuse me when I say parked I mean parked for and being worked on like I mean you know doing a quick check on fluids or things like that but like legit full on service you know we want to make sure we keep that rule and the rule about if there's damage from somebody's vehicle leaking fluids or something like that rule let's see Things being attached to the building one of the rules I want to make is like the use of like window mount air conditioners I right now technically according to rules you're not allowed to touch like a satellite dish or anything to the exterior of a building which I think is fine in the case of like window mounted air conditioners I think we need to make an exception because and I'm going to give you a scenario that happened to me personally which was it was in the middle of June and my air conditioning system died and it was my week with my children and there was no way I was going to be able to we were going to be able to survive or you know be comfortable in June in Florida with no air conditioning so I ran over to Lowe's I got two window mount air conditioners installed them so we could get through and started making calls the next day to get an air conditioning company to come out and replace my Ace entire AC system in which right after I got off the phone with the AC company I chose I got a call from Jerry yeah you remember this and where you told me that I'm not allowed to have them and I explain to you the situation and I said like this is not a permanent thing I just need this for a couple more days until the AC company comes out and gets my system installed and you were very kind about it just want everybody understand she's very kind about it she allowed me to do that and she came when he came out a couple days later installed it I took those down and never looked back I think it instances like that we need to make the exception but the Board needs to be made aware and as long as they are making an effort to do it I think if we like a month timeline then we should be okay and I think we should be okay with that if for some reason it takes longer than I think we should require a notice from the resident as to what the delay is and then the board will make a decision whether it extended or not but it can't be a long-term permanent fix it can't it can't be again it goes back to the same thing I keep saying like appearances everything and we need to be looking out for the community and for everybody else's equity and resale value so yeah I will say that that's the way it needs to be oh just going backwards for a second this one I'm very passionate about is the rule about no motorcycles moped scooters are on property RV Vehicles the rule that we have existing I think needs to be made the same and I have a very personal point to that because I used to have this

really wonderful gas-powered scooter that I could never keep on property and was very disappointed I had to sell it because it I just I wasn't riding it enough because it wasn't nearby and I think we need to keep that rule in place so anyone thoughts yeah but not every not you know like why not motorcycles like cuz I don't want to be hearing somebody's Harley startup at you know 6:30 in the morning when they're on their way to work because they're never quiet about it and I can guarantee you there is not a car in this community that's as loud as a Harley so no I I want to keep that rule as is everybody everybody else okay with that all right everybody else okay with that all right okay Okay only a couple more rules that we have to kind of go over cuz I think we are just about having all the rules covered is everybody good like with the pool the current pool rules that we have that we're fine with it yeah and we're all good with that okay all right we'll keep the pool rules as written and just add them to the new set that we're working on I think we maybe have just two more rules to go through ***Recording stopped in error***