



Special Meeting of the HOA Board of Directors

September 18, 2019

6-8pm

Attending: Kathy Davison, Jay Abel, Joanne Kempton, John Luzzi, Rusty Walker, Lorie Seaman, Maryann Jachym, Nick Periera, and Shellie DiLauro

Meeting called to order at 6pm

- Last two directors signed Board Agreement Form
- Directors, with a vote of 5-4, decided not to raise dues in 2020
- Directors unanimously voted not to continue the conversation about short-term leasing reference Covenant #22 or call a special community meeting about the topic.
- Directors unanimously voted to amend two Covenants dealing with enforcement and fines to be implemented in 2020 if approved by the majority of residents.
- Directors unanimously voted to add to the June 2020 Annual Meeting Agenda discussion on input from residents about other possible Covenants to amended
- Further discussion on Board previously approved amendments for community vote. These will be sent to HOA attorney for final review before sending out to the community.

**Covenant #10: add the line ....** The Association has the authority to enforce these Covenants by entering onto the exterior of the property to lawfully remove a violation. This includes but not limited to towing of any vehicles, boats, trailer, commercial equipment. Warning will be given to the property owner by letter and all actions taken will be at the expense of the property owner.

**Covenant #15: change....**The fine shall be at an escalating rate as follows: \$75 per violation occurrence to be imposed thirty (30) days from the time written notice is given to the property owner by the SBHOA; \$150 per violation occurrence to be imposed sixty (60) days from the time of the written notice is served if the violation has not been resolved; \$300 per violation occurrence to be imposed ninety days (90) from the time the written notice is served if the violation still has not been resolved as determined by the SBHOA. The fine shall accrue interest of 10% per month billed quarterly until the violation is resolved as determined by the SBHOA.

Meeting adjourned at 7:55pm

