

Unapproved Minutes
Palmetto Pointe Regime
Called Meeting
Board of Directors Meeting
May 25, 2009

Board Members Present
Bryan Weatherford
Chris Scatliff
Len Lundquist
John Stahl

The meeting was called to order at 9:16 am

The purpose of the called meeting was to address violations of the Palmetto Pointe Villa's master deed, specifically short term rentals by the owner of 1641.

After discussing the violations, the following motion was made (Scatliff) and seconded (Stahl). The motion passed unanimously.

Motion:

1. In compliance with the policy within the Master Deed, **Section 16.5 (a) and (b)**, The board approves levying a \$2,000 fine against the home owner of unit 1641 for two reported violations, as described in **Section 4.6 (d)** of the Master Deed, from May 1, 2009 to May 24, 2009.
2. All home owner privileges, as outlined in the Master Deed, which
3. Mr. Tim Goodwin is to contact Mr. Brent Halversen (attorney) to
 - a. request Mr. Halversen to advise the Board if a court order to comply the violation would be possible and reasonable, and
 - b. Draft a letter to be sent to all home owners, to contain the following three items:
 - i. Action taken by the Board in response to the violations
 - ii. Notification that the owner of 1641 has had all homeowner privileges for use of the facilities suspended *until the fines have been paid*, and
 - iii. A request for all homeowners to report any such violations to the Board.
 - c. Draft a separate letter, which is to be sent to Mr. Michael Utsey (realtor), notifying him of the actions being taken by the Board of Palmetto Pointe Villas. This letter will contain the following two items:

- i. Short term rentals (less than 90 days) are in violation of Palmetto Pointe Villa's Master Deed, as described in **Section 16.1** * of the Master Deed and
- ii. as a result, the owner of 1641 has lost all privileges for the use of facilities, which will include future renters. until the fines levied have been paid.

**(Note: Here is an excerpt from Section 16.1, which is applicable to this case, and which I suggest the attorney include in the letter to Halversen: "Any rental agency handling an Owner's rental must further agree to abide by the Rules and Regulations and will be responsible for informing persons renting through its agency of any breaches of the Rules and Regulations by said persons and for taking any and all necessary correction action. Should a particular agency or person continue not to take the corrective action against the renters it has contracted with, or refuse to cooperate with the Association in the enforcement of its Rules and Regulations or other provisions of the Regime Documents, the Association may require the Owner to cease using the services of that particular rental agency. Refusal to do so may result in fines against the Owner in an amount to be determined by the Board of Directors. Any fines will be added to and become a part of the Assessment against the Unit and Owner."*

Respectfully Submitted
May 25, 2009

Len Lundquist
Secretary