

SOUTHWIND SHORES II

MINUTES OF THE 2014

ANNUAL MEETING

June 30, 2014

Officers present: Al Ptasznik – President, Diane Kelly – Vice President, Sharon Boivin – Treasurer, Lisa Miller – Secretary and Allan Witham – Environmental Control Committee Chair.

CALL TO ORDER (10:00 A.M.) – WELCOME

Copies of the Budget and Treasurer's Report were handed out before the meeting started. Property Owners that attended updated the POA List.

First on the agenda, Alfred gave his condolences to a close neighbor, Ann Graves that had passed away earlier that morning. New Owners were also welcomed, Gary & Sharon Eastman, Gene & Joyce Clement, Peter & Laura Hoene and George & Mona Tsoukleris.

Second on the agenda was the reading of the Minutes - Annual Meeting 2013. Kevin Miller made a motion to dispense with the reading of the minutes and it was seconded and carried. The Minutes for 2013 were mailed and emailed to all property owners last year.

Third on the agenda was President's report, which Alfred went over. He stated that this year was a good one. We had new homes being built and the plans and colors were approved by the board. He started to tell everyone about the storm damage at the common area and boat houses in our subdivision, but said that Allan would fill us in when he did his report.

Fourth on the agenda was the Vice President report by Diane Kelly. She stated that the old farm house was in foreclosure. And, it was being brought by a real estate company called Red Cedar Estates, Scott Gibson.

Fifth on the agenda was the Treasurers report by Sharon Boivin. She introduced herself and gave her qualifications for the position of treasurer. She stated that she is a Mathematical Statistician at the National Center for Education Statistics, and was the Treasurer for her church for 4 years. She said she has our entire bank portfolio is online. Online banking and online bill pay. She and Alfred have the credentials to get online and check on anything.

Sharon said after one year under her belt, she has everything in place. Sharon would like to have a private audit. It would consist of 1 homeowner and 1 board member. Sharon then explained the treasurers report line by line items. There were a couple of questions asked by a homeowner, and Sharon then gave them an explanation.

Sixth on the agenda was the Environmental report by Allan Witham. Storm damage at the common area had massive erosion and debris. He wanted to thank all the homeowners that participated in the clean-up of the common area. He stated that the dock needed some work including re-nailing of the boards and putting some "L- brackets" on the part of the dock that has come detached from the main walk-way on the dock. Gene Clement took it upon his self to repair the dock with the "L- brackets", and we thank him so much for doing so. He thanked the residents that donated the horseshoe for the common area. He received 5 bids for the lawn mowing of the common area and front entrance. Plus 3 bids for the up keep of our front entrance, flowers, mulch, etc. Allan awarded the same contractors from the prior year. Jerry Heier will continue the mowing of the common area and front entrance. The Personal Gardner, Patty will maintain the flowers and mulch for the front entrance. Allan said that we are having issues with the two rental properties. The renters are helping themselves to other homeowner's golf carts that were parked in the common area, also taking a paddle boat for rides around the lake. The renters are taking toys and chairs back to their rental property that are suppose to stay in the common area. The lock on the gate at the common area has not been changed in over 12 years. Someone mentioned that we should get new keys, but Bob Hargis said that it would cost a lot of money to do that. Someone said that they used a combination or push pad lock at another subdivision and it worked well. They would change the combination every year. The board said they would look into the cost and how to proceed with it. Allan stated that the cracks in the asphalt are very bad due to the earthquake. Several people said we need to burn the cracks out and put some round-up on them. We hired a company about 3-4 years ago that patched the cracks. Allan said he would get some estimates.

Seventh on the agenda, Alfred took over and thanked the homeowner's that showed up for the work party, so they didn't have to hire any outside help. Don Clarke stated that there are so many more snakes this year due to the water flooding. Someone mentioned cutting down some of the bushes and weeds in the common area were the snakes live. Allan did get a estimate to cut down the bushes and weeds, cost \$1,500.00. Twyman said that the money we have in the maintence budget should be spent on this. Alfred said that Allan had bought Sherilyne's boat lift, so the board approved the boat slip change. Overtime, there has been other boat slips exchanged. Alfred asked the homeowner's to come up and talk to him about all the problems with the renters. In our covenants, it states that all guests should be with a property owner when they are at the common area. We are trying to resolve this problem.

Diane Kelly said she is in the middle of two rental properties. Teena Clayton advertises her house for 24 people and Sherilyne Dougherty advertises her house for 14 people. Sherilyne has a bridge she built that goes into the common area. The board did approve it years ago. It is causing a lot of problems, it allows around 38 people to enter the common area crossing over the bridge. Some renters are walking through Diane's yard and have even used her boat house for their use. Diane said there should be a private property sign on the bridge. It was suggested that we take down the bridge, but the bridge itself is Sherilyne's. She did hire a company to make a walk path and a little beach area on her property. It was her intent to have the renters use her waterfront property and not the common area. She doesn't have waterfront, but advertises it that way. Diane Hunt said that Teena and Sherilyne use a website called Home Away.com that doesn't have a real estate agent. The homeowners are the rental agent. It was asked, who is going to monitor the common area and deal with the renters. Allan said he sees pretty much everything from his house and tries to address the situation. He has called the homeowner's before to report problems. Bob Hargis said that the police should be called if renters are driving our golf carts, etc. it's a criminal offense. He said that it is going to take a group effort to watch the common area. Twyman offered to help with calling the homeowners if a problem occurs. Ronald Castro stated that we should have rules and regulations in place for the homeowner that is renting their house. And it should be the responsibility of the homeowner to enforce the rules to the renter. Richard Clinton stated that there are 2 issues here. First the sound pollution that Diane Kelly was talking about, he suggested calling the police. Second, he feels the renters have the right to launch their boat, but not use the common area. The renters have to have clarification on the do's and don'ts of the common area. He said we need some signs at the entrance of the common area and down by dock and beach area stating this is private property and will use law enforcement. Bob Hargis said there is a sign when you enter this subdivision that states "Neighborhood Watch". It was also discussed about having a deposit fee of \$500 or more for the renters to use the common area and the boat slip. Allan was very glad that all of the homeowners have come together and are trying to figure out the language that should be in the covenant, regarding the renters. Alfred wrote up the changes that he thought would be best for all homeowners. (See attached) Needless to say, there was no agreement on the wording to change the covenant. Alfred asked all homeowners to submit a written copy of how they would word the new change in the covenant when voted on, and then the board will have a meeting and figure it out from there. The board will email a copy of the purposed changes and 30-40 days later we will have another meeting with all homeowners and vote on this matter. And, as of now there have only been 2 people that have submitted changes to the covenant regarding the renters. Bill Hayden stated we need to do this properly and all homeowners must be notified 30 days in advance.

Motion was made to adjourn. The motion was carried.

Our Annual cookout followed.

Respectfully submitted

Lisa Miller, Secretary

Cc: Property Owners

Cc: File

Agenda item: Discussion regarding Rental property in SWS II. Because it is the right to rent property, some of the covenant language is not strong enough to protect all SWS II homeowners for what has been confirmed as abuse of the common area and also the rented property. The board is proposing changes (additions) to the covenants that would add more definition to use of the property.

To be added:

- “Guests are permitted to use the common area as long as a SWS Property Owner is present in the Development.”
- “Long term renters of 12 months or more will be considered representatives of the current Property Owner and will be afforded use of the common area as if they were the property owner. This will be granted in the lease and wording to require adherence to the covenants added. This will not relieve the owner from responsibility in the event of violations.”
- “Short term renters of one month or less will not be allowed use of the common if they have waterfront rental property. This is to avoid what has been historical violations of use of the property both common and personal of other homeowners. However, a short term renter will be allowed to launch a boat but not use any of the boat slips assigned unless the owner has one assigned and has given permission in the rental agreement to use an assigned slip. In all cases, short term renters are required to abide by the covenants in the subdivision at all times.”