

DOCUMENTS REVIEW COMMITTEE

April 4, 2005

Members present: Marlon Hill, Charles Rogers, Mark Ziemba, Gary S. Clinton

The meeting was called to order at 7:08 PM.

The minutes from 3-10-05 were approved.

Charles Rogers presented the items he researched.

- Removal of director for not attendance. Charles reported that the by-laws on page 87, section 6.1.4 covers this situation. A director may be removed for missing 3 consecutive regular board meetings.
- Can a board member also be a vendor to the POA? Documents allow this situation in the articles, page 76 section 13. Marlon Hill opined that the documents are drafted to allow the Board flexibility to address this type of issue. If desired the Board may adopt a policy to address this issue.
- Can a member who has outstanding violation or late payments be named to the Board or committees? If desired the Board may adopt a policy to address this issue.

Mark Ziemba presented the items he researched.

- Hurricane shutters. Covered in the documents, no change recommended. The Board should use discretion enforcing this provision.
- Seasonal and permanent decorations affixed to the house. Page 31 section 14.25 establishes that seasonal lighting is allowed. Page 30 section 14.13 requires ACC approval for material alterations. This item is still open.
- Fines for owner not receiving ACC approval before work has commenced. Page 87, section 6.1.2, page 88 section 7.3, page 132 section 2, page 50 section 21.14 and page 141 section 13 allow for fines. It is still open whether a recommendation for a specific fine should be set for this infraction

The DRC will conduct a hearing on Monday, May 2nd at 7:00 PM to receive input from the members. Written comments will also be solicited. A notice will be posted two weeks before the hearing.

The DRC will hold another workshop directly following this hearing.

The meeting adjourned at 8:53 PM.

Respectfully submitted,

Gary Clinton