

Documents Review Committee  
Minutes  
March 10, 2005

Members present: Marlon Hill, Winston Lucky, Charles Rogers, Mark Ziemba, Gary Clinton, Chairman

The meeting was called to order at 7:25 PM.

A list of potential topics was distributed for discussion as areas of concern to be reviewed by the Documents Review Committee (DRC).

It was agreed that the DRC would hold a couple of organizational meetings. There will be hearings at the clubhouse to obtain input from the owners of the Bonita Lakes of other items of interest after the organizational meetings are complete. The DRC will also research any other areas of interest at the Board of Directors assigns.

The following assignments were made:

Marlon Hill:

- Flowchart of the Documents including :
  - Declarations,
  - Articles,
  - By-laws,
  - Rules & Regulations,
  - Community standards.
- Summary of the documents.
- Definitions.

Association Lawyer:

- Scooters and off road vehicles operating on POA streets.

Winston Lucky

- Docks.
- Driveway width.
- Fences.
- Right of way maintenance, lakefront.
- Driveway painting & sealers.

Mark Ziemba

- Fines for owners not receiving ACC approval before work has commenced.
- Hurricane shutters.
- Seasonal & permanent decorations affixed to homes.

Charles Rogers

- Consider whether to allow home owners vendors to serve on Boards & Commissions.
- Consider whether owners with outstanding violations can be named to Boards & Commissions.
- Consider a rule to remove members of Boards and Commissions who miss 3 consecutive regular meetings.

Gary Clinton

- Parking.

- Election process.
- Draft report outlining known problems in the documents and the problems including documents references.

Mr. Clinton was asked to check with the Board of Directors to seek authorization for Marlon Hill to have one meeting with the Association lawyer.

Mr. Clinton is also to communicate with the association lawyer regarding the operation of scooters and off road vehicles on the POA streets, issues, references to the Violation Committee in the documents, specifically whether the POA can contract with a special master to hear Violations should there become a problem in filling vacancies in the future. Mr. Clinton also is to obtain an opinion from the association lawyer on the definition of a legal meeting of a committee.

The idea of combining the Rules & Regulations and the Community Standards was discussed. It was noted that the Community Standards only needs action by the Board of Directors and action on the other sections of the documents required 1/2 or 2/3 vote depending on the section of the documents. The DRC will make recommendations to the Board to both sets of documents for separate action.

There was also discussion on the rights of the adjacent property owners who have gates to use the property behind there property for passive recreation. The home effected are on 124<sup>th</sup> Avenue Road, 122 Avenue and 133rd Terrace.

It was agreed that there was no action needed on house painting. There was consensus to recommend to the Board that the time of night in which a property owner may mow is long or do other work be changed from 7:00 PM to 8:00 PM to take advantage of the daylight during the summer and to take into account the fact that many of the members of the POA work during the day and this will afford an opportunity to improve their property during reasonable hours.

The next meeting will be on April 4, 2005 at 7:00 PM at 13643 SW 124 Avenue Road.

The meeting was adjourned at 9:25 PM.

Respectfully submitted,

Gary S. Clinton  
Chairman, DRC