

Good afternoon, Oceans Grand!

You are receiving last week's update today, as I was out on Friday. But we have much to discuss!

The Rules & Regulations committee met last week to begin reviewing the current rules and discussing updates/changes. It was a lively discussion with good owner participation. The rule changes discussed in this meeting involved a change to the leasing policy, which, if passed, would require prospective lessees to undergo a background check and to get the Association's approval prior to moving in. There is also discussion about changing the minimum lease requirement from 1 month to 3 months.

Also discussed was charging a \$100.00 moving in/out fee, as there is often damage to the doors and walls during a move.

We have been having quite a challenge with pet owners letting their pets urinate and defecate in various areas of the property without properly cleaning up after them. Currently, I can only identify a small percentage of the offenders when a complaint is received.

In order to give us some "tools" to a) keep accidents in the building to a minimum and b) have more ways to identify offenders, the committee is considering the following rules:

No paws on the ground. All pets would have to be carried or be transported, such as in a stroller. After speaking with many high-end properties that allow pets, this is a very common rule.

Another very common practice at these higher end condos is DNA testing. This has created quite a controversial discussion, from both pet owners and non-pet owners alike. Some pet owners believe it is an unnecessary expense for them, while many pet owners that I've spoken to support the idea, stating that it "proves it's not their dog" and gives us a way to identify who really isn't complying with the rules. Reports from property managers I have spoken to say this all but solved the problem for them and their grounds are much cleaner.

They will meet again on Wednesday, February 16th at 2:00 p.m. to continue reviewing the rules for other possible updates, including developing a plan for electric car charging stations. All owners are invited and encouraged to attend. If you are unable to attend, please send any comments or suggestions to me and I will pass them along to the committee.

Once

On **Tuesday, February 15th**, Complete Steam Services will be on property to clean the 15th floor. They will clean the 14th floor on **Thursday, February 17th**.

Polar Bear Air still has a few spots left for **Wednesday, February 16th**. Please let me know if you are interested.