



THE HAMLETS OWNERS ASSOCIATION, INC.

HOA Board Meeting Minutes

Re: Rental Properties Policy

Attendance: HOA President Jose L. Ramos
Vice President Tofayel Ahmed
Secretary/Treasurer Gail Snyder

Call to order: Meeting started at 7:30pm/May 30th, 2024

At our current Board meeting, it was discussed the status of our property rentals in our HOA. Within the past few years, the percentage of allowed rental properties in an HOA has exceeded in The Hamlets; in accordance with the Florida statutes, which it's to be 20 percent in an HOA. At this time, the rental properties' ratio in the Hamlets is 28 (rentals) to 23 (owner occupied). Therefore, the rental percentage of The Hamlets is 54.9%; when it's to be 20%. We've had numerous issues with some rental properties (mostly by short-term rentals). Part of these issues was due to the way the realty companies advertised the properties that were on the market.

These properties were advertised as potential great Airbnb rentals, negatively affecting our community's surroundings. These Airbnb rentals, according to the Airbnb policies, were available as a single day rental and on; as well as available to be rented as individual rooms. Our parking regulations would then be violated, those short-term renters would leave and then the cycle would continue to take place. Our parking stickers and guest pass policies have helped to alleviate the traffic congestion. Another policy that needs to be followed-up on is the restriction of new rental properties as they're being sold from now on; until we bring back the allowed percentage of 20%. The policy is to be in effect on June 15th, 2024. If any of this information needs to be legally challenged by any property homeowner, please communicate with us.

Adjournment: A motion was carried forward by Gail Snyder to adjourn the meeting at 8:00pm/May 30th, 2024, which was seconded by Tofayel Ahmed.

Gail Snyder,
Secretary/Treasurer
hoa@thefloridahamlets.com
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