



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 on May 30th, 2024

At our current Board meeting, the status of our property rentals within our HOA was discussed. In accordance with Florida's Homeowners' Association Act, within Florida Statutes Chapter 720; the standard rental percentage is 20% or less. For the past few years, the standard percentage of allowed rental properties in The Hamlets have increased to over 50%. At this time, the rental properties' ratio in The Hamlets is 27 (rentals) to 24 (owner occupied), based on Owner Occupied (24), Short-Term (7) and Long-Term (20). Therefore, the rental percentage of the The Hamlets is now 52.94%; when it's to be 20% or less. We've had numerous chronic 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 overall surroundings .

Related to Airbnb rentals and their Airbnb policies, these rentals were available as a single day rental or plus; as well as available to be rented as individual rooms, which we definitely can-not allow. Our parking regulations would then be often violated, those short-term renters would leave and then the cycle would continue to take place over and over. Our parking stickers and guest pass policies have helped to alleviate some of the parking congestion but not enough. Another policy that needs to be followed-up on is the restriction of new rental properties. This applies to owner occupied homes that are attempted to become rentals; as well as properties that have been sold during this policy being in effect. Current purchased properties are to be as owner occupied, not as a rental; until the allowed percentage of 20% returns. This policy is to be in effect on June 15th, 2024. If any of this information needs to be legally challenged, 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

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