

Castaways Beach Resort Condominium Association, Inc.

Board of Directors Meeting Minutes

Date: May 3, 2022

Time: 2:00 P.M.

Place: Castaways, 2043 S. Atlantic Ave, Conference Room.

Meeting called to order at 2:00 PM by Tim Balas. Board of Directors present, Tim Balas, Nanette McKeel Petrella, Mike Ellul, Trish Antoinette, Sandy Crandall. Management Company present Stan Solomon, Karen Solomon, Jodi Johnson.

Certified quorum.

Proof of notice meeting certified

New Business:

Stan explained that the rules are just a way to clarify what is in the declaration. Example: Nothing in declaration regarding leasing therefore we cannot have a rule to clarify anything to do with leasing.

Stan suggested that we determine what the building should be used for. Is it transient rentals or long term lease, etc. We operate under the 509 rule which is less than a 30 day stay.

Owners should vote on what the building should be.

LeAnne ordered a copy of the document from the recorder.

Stan also clarified that: Ownership is a condo, the use is operated under 509.

The new rule from the court system is that the finings committee has control of fines, not taking it to the board of directors.

Pet Policy fine is, and should be, \$100.00 as is everything else.

We need a letter out from the management company telling everyone what the new website is, what the new rules are, and a copy of the declaration. All information should be on the website.

Stan will let us know the statue of what we have to do to change rules.

Pest Control: Check with LeAnne on how we enforce that rule.

Trailer Parking: Technically we can do nothing. We would have to amend the declaration.

Owners can have background checks, applications for leasees can't have background checks because we technically can't lease for long term.

Trespass: If one person in the building invites a person in we can't trespass that person.

Dana's new schedule: Sunday thru Thursday 8 a.m to 4 p.m.

Mike's new schedule: Tuesday thru Saturday 7 a.m. to 3 p.m.

Discussion regarding bank accounts. Karen finding information from new banks.

Respectfully Submitted, Date Minutes approved __6-21-2022_____

Sandy Crandall B.O.D./Secretary