**10.2.24 Rules Committee Meeting Notes**

9:02- meeting called to order

Committee members present: Chris Hopgood, Susan April, Frank Shannon

Board members present: Ed Nappa

Oceanage Manager: Sean Arena.

Opening comment from Mr. Hopgood: Purpose is to create and preserve a lifestyle that is pleasant and safe for all residents. To achieve this, the rules and regulations must be followed

1. Common Areas- reviewed #2. Sean to continue to walk property and mark items with red tags on front entrances and beach. Susan asked what defines beach
2. Entry & Access Rules- Reminder to residents. #3 Securitas to check identities. John P asked where we are with security conversations. Ed Nappa- are they checking? Ed mentioned that the Security committee is interviewing other security firms. Susan asked what defines access? 24 hours? Sean Arena went over the access policies currently in place
	1. Reminder to residents #11: Rae and John P corrected Hopgood about car key being in unit in case of emergency. Susan offered to add in language to #11
3. Personal Property & Common Elements
	1. Remind residents #1 & #2 enforcement of the guidelines to personal property has begun
	2. #8 Residents are not to alter landscape
4. Units & Buildings
	1. Residents to turn off water when not in residence. Make sure it’s clear in rules. Chris Hopgood to review and revert
5. Vehicle & Parking Policies
	1. Reviewed #8. Chris Hopgood mentioned it contradicts #3. Rae P disagreed. Frank Shannon also disagrees. Potentially modify the word permanent. Committee to review
	2. #11- park between the lines of the parking spot. Sean gets calls from residents about guest parking spots. Susan- lines are 16’. #11- potentially change language. Rae- white GMC been parked in the same spot since the spring with trailer hitch.
	3. Add #19. Parking Space changes. Ed went over counsel conversation. Susan to work on language
	4. Vehicle and parking. Review #7. Frank mentioned new HOA rules cant control resident vehicle. White parking lines are 8’x16’. Walked complex. Trucks and Escalades are 19’. Susan- can’t just go after one person. Sean- definite #6, #7. Mentioned 718 rule change. Susan mentioned covenants committee and violations. Bill asked about appealing violations. Chris Hopgood asked about primary versus secondary vehicle distinction.
	5. Susan asked about Golf Cart accessibility. Will send ruling about Golf Cart liability
6. January Newsletter Announcements- Chris Hopgood review
7. Other- none