**1.29.25 Rules Committee Meeting Notes**

9:02- Meeting started

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

Board members present: Ed Nappa, Mike Crowley

Oceanage Manager: Sean Arena

Chris Hopgood- Opened. Susan- Difference in SOP and Rule. Ed Nappa responded. Clean way for information.

Rae- bad idea to use acronym with public. Committee. Use the word guideline.

1. **Vehicle & Parking** – Chris Hopgood opened to review creating a procedure to approve parking spot swaps. Susan- what have we done in the past? Ed- get some guidelines. Randy Cotter- drawing that exists of property and numbered parking spots of when the facility was built. That is currently being digitized. Mike- new rule? Rae- don’t involve legal. Should be easily resolved. Randy- countered. Frank Shannon- parking spot map. Wonder if we consider reviewing the map. Determining how many spots that have been switched over the years? Are we opening pandora’s box? Randy- issues on the table. Committee level and set a standard. John P- involved in this. Disclosed. Jim- unaware. Ed- Randy situation doesn’t need to be brought up. Document a swap. Nothing deeded. Accepted it and sign off, and board approves. Susan- any past documentation? Randy- David Burka and swap. Board has the right. Involved the quad. Other cases as well. Mike- is this an issue? Give the background and issue. Susan- answered. Property is sold and should go back to 1973? At some point it’s documented. Unit 263- spot was painted to change. New owner to use the spot. Never formally agreed who gets that space. Neighbor can’t park extended vehicles. Quad that should be involved. Need to have it documented. Ed- brings up a good point. Do we have all four units sign off, or person to person. Randy- Burka had the quad agree. Swap isn’t accessible without documentation. Review Declaration. Board has the right. Chris Hopgood- precedence. Frank Shannon- parking spot revert back when a sale occurs? Susan- new buyer assumed that way. Don’t want to be repainting the numbers. Should be parking in guest spaces all of the time? John P- Unit 111. One member moved their spot one over because of a tree and birds. Don’t want it needlessly complicated. Lawyers and documents. Frank- agree with John. Cant do a swap and revert when it sells. Randy- asking for documentation to support. Board and manager has it. Two cases that he’s aware of, in process of selling swapped parking spots. John- what situation? Randy- situation isn’t relative. John P- hasn’t taken place in the past. Two parties to file to swap spots? Randy- new vehicle and box someone in? Need quad. Catch 22. John P- virtue of time. Statue of limitations. Two people file paperwork, party agree to swap at board. Randy- agreeing with me. Correction moving forward. Rae P- what do we think about a charge for painting? Since we are using maintenance. Need to be a fee. Billy Kelly- need board to approve. Randy- stating what declaration says and adding documentation. Bill Kelly- no need to make it complicated. Sean Arena- what happens if the board doesn’t meet? Bill Kelly- don’t need to wait. John P- which permission should not be unreasonably withheld. Susan- what if unit is for sale, and makes agreement with another owner. What recourse? Bill Kelly- wouldn’t approve it. Susan- never thought to ask this. Is it still my space? Bill Kelly- make a swap between people. Need to be approved. Randy- Susan- if someone is selling, trying to prevent and put something in procedure. Don’t have to enforcement committee?
2. **Decals**- Chris Hopgood reviewed. Susan- unit number. End date. Visitor passes have end date. Review end date. Ed. Like to see unit number on pass. Sean- unit owners get decals. Renters- after a year. Switched over to passes. Susan- owner cant have more than two cars? Sean- guest staying at residents. Most are day passes. Susan- remedy for three vehicles. Sean- not able to answer that. Rick Doherty- not issued 2025 and 2026 stickers. Using license plate reader. Randy- suggest doing a survey. Acceptable for all parties and states. Sean. Ed- doesn’t require to put QR code on plate.
3. **Reminder to residents-** Guest spaces are not assigned parking spaces as outlined by #8 in Rules & Parking Chris Hopgood. Guest Spaces. Sean- agree. John P- is there an issue? Sean- would be helpful.
4. As per rule #3, a maximum of two vehicles per unit may be parked at The Oceanage. Sean- would be helpful. Susan- enforced. Sean- towing company has to come put a tow sticker. Stay for 72 hours before towed. Does it also say Covenants committee? Sean- good idea. Susan. To review.
5. **Other.** Chris Hopgood reviewed action items. Susan- still don’t have a rule on vehicle size. Still open question. Current rules. Is it 2024? Frank- are you talking about vehichle size limit? Susan- needs to be addressed. Chris H- to send what lawyers are reviewing. Bill Kelly- rules. Susan- not HOA. Needs to be clarified. Committee to review.

10:00: Meeting adjourned