**11.20.24 Rules Committee Meeting Notes**

9:05- meeting called to order

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

Board members present: Ed Nappa

Oceanage Manager: Sean Arena.

1. Units and Buildings - reviewed #11. Susan to add and re-do rule. Susan asked about updating the numbering of the rules to follow the table of contents. Hopgood asked if we create a spreadsheet to track water heaters years. How do you enforce?
2. Entry & Access Rules
	1. Committee agreed to leave #11 alone.
3. Vehicle & Parking Policies
	1. Discussed rule 718 in relation to #6 & #7. and google restricting truck ownership in condo’s and HOA’s. Frank has reviewed 25 pages of 129. Recommends having Florida attorney review. Susan asked about common elements, length and process for vehicle acceptance. Potentially set aside certain space? Frank- parking spaces are 8’X16’. Found 15 vehicles that were over 19’ a few years ago during the summer. Rae- we dropped the issue. Building 15 issue- sole means of transportation. Who can define primary? Hopgood- do we focus on axle? Randy- mentioned original rule to allow commercial if only means of transportation. Ed- SUV & trucks have evolved.
	2. Rule #8- committee agreed to leave intact
	3. Rule #11- Susan offered language. Hopgood and Frank Shannon to review. John P- who will enforce. Not clear at all. Frank- this was dropped a few years ago. Ed- Sean cant be patrolling. Neighborly community. Create scope.Susan- why is rule #2 not being enforced? Maybe with new security. Ed requested that to be sent over to ED to start SOP procedure.
	4. Action items- review with licensed Florida attorney
4. Employee Subcontracting
	1. Ed reviewing with attorney. Where is the Oceanage exposed? Same with chairs off the beach. Randy- Hold harmless agreement. Ed requested Sean to send the document. John P- do we have to find new away people? Want culture to remain inact and shield Oceanage. Randy- mentioned prior boards. John P countered. Ed- clarification of what want to do. Employees are valuable to our community. Sean- owners liability. Send email to Ed.
5. Golf Cart accessibility
	1. Susan suggested speaking to FL attorney. Ed asked to send notes and questions.
6. January Newsletter Announcements- Chris Hopgood review
7. Other- Rae P. Quick reference rules and regs. Need to review and should be sent to membership. Add to newsletter announcements. Sean to review latest revision