

Phoebepark Association, Inc

Date: May 3, 2023

Time: 6:30 pm

HOA Workshop

Board Members: Ellen Chambliss, Todd Ziegler, Melinda Walsh
Kim Pontillo, Bruce Steinke

31 additional residents in attendance.

- Meeting called to order at 6:30
- Ellen explained the reason for the 'workshop' was to discuss upcoming proposed changes to the the Phoebe Park Documents prior to the Board Meeting on June 14. Some of the changes are a result of conflicts in the Phoebe Park and Grand Manors Documents.
- The Board will vote on the proposed changes at the June 14 meeting, then the documents will go to the attorney for review.
- The proposed changes would require 63% (74 households) of the resident's approval to pass any changes on the Documents.

Violation Notices -

- Fish Hawk currently sends violation notices quarterly and only monitors the front of villas.
- Phoebe Park currently sends violation notices monthly - inspects the backs of villas.
- Suggestion for change: Fish Hawk to handle ALL violation notices in Phoebe Park at no charge to us. The current 3 month timeline to resolve issues would be changed to 1 month to align with the Fish Hawk guidelines. Vanguard would check back and sides of villas every 2 - 3 months and send the list to Grand Manors, who will be checking the front.

Suggested Election Changes from Attorney -

- Changing Documents to state WHO is running for election ahead of time, stating firmly how many days ahead of the election letters should be sent out, so everyone is informed prior to the election.

- Attorney has written an entire new policy regarding elections, which will be voted on at the June 14 meeting by the Board. 63% of community must approve on the final ballot.
- Suggested that voting could take place by E-Mail or FAX for the seasonal residents (or anyone). Ellen will check into it.

Proof of Insurance for all Villa Owners-

- Concern about 'roof-mate' being uninsured in case of fire or structural damage to villa.
- Mortgage holders automatically required to carry insurance, however, residents with no mortgages are not required, thus leaving you unprotected.
- Suggestion for Change - Requiring proof of insurance be provided by residents. Vanguard to maintain.
- Question about Renters providing insurance - WHO carries the Homeowners Policy? Renters insurance covers contents, but WHO's policy will cover the structure?
- Question about covering coverage dates of Policy. Who will confirm policies haven't lapsed?

Limiting Number of Rental Villas -

- There are currently approximately 20 Villas that are rentals. About half are rented by family members and 9 are true rentals under lease.
- Out of state investors are currently buying villas in Phoebe Park.
- There is currently no cap or limit of rentals or restrictions against Airbnb's or VRBO's in Phoebe Park.
- Suggestion for Change - Cap the number of leased rentals (not family rentals) and determine the cap amount.
- Attorney recommends that DOC's be changed that buyers **must** live in Villas for 2 years prior to rental.
- DOC's would change to restrict Airbnb's and VRBO's.
- Questions - Current rentals are grandfathered in....when the lease expires and tenants leave, future rental of that villa will not be allowed, if we're over the rental cap.
- Questions about difference between family member rental and true lease.

Responsibility for sidewalks and trees lining the street-

- Phoebe Park always assumed they were responsible and have maintained in the past. However, new Fish Hawk documents state the surveys don't apply and the residents are responsible for the sidewalks and trees lining the street.
- Suggestion for Change - DOC's would be changed to state that Phoebe Park would continue to maintain sidewalks and trees as they have done in the past, which would include shaving the edges and replacement due to tree root damage.
- Todd stated there is money in the budget to do so.

Enforcement of required lease documentation -

- The enforcement of required documentation of leases, including background checks that are in our DOC's, has NOT been provided to HOA Board prior to renters moving in.
- Need to notify Realtors that paperwork needs to be submitted prior to renters moving in.
- Background checks to follow Fish Hawk guidelines
- Questions of how the HOA will monitor this?

In Ground Dog Fencing-

- Currently not spelled out in the Fencing section Phoebe Park DOC's
- The Board voted 4-1 not to allow
- DOC's will need to be updated

Other Items -

- New Pool Keys are coming due to unauthorized admittances.
- Request to look into changing gate code to eliminate unauthorized admittances.
- Request to look into updating the gate code box to accommodate more residents (due to lack of 813 landlines).