

Draft Minutes
Special Meeting
Bella Beach HOA Board of Directors
1:00 PM
April 30, 2021 (Friday)

Due to the ongoing covid-19 emergency this meeting will be conducted by Zoom.

The purpose of this meeting is to review repeated complaints of quiet hours violations at 5035 E. Belle Circle.

Persons who want to attend should request access information for the by sending a message to tellyourboard@bellabeach.org. This information will be available a few days before the meeting. Electronic meeting rules will be in effect.

Board members present: Chuck Craig, Dick Chaplain, Brian O'Neill, Linda Fender, Teri Gerlt

Guests present: None

Quorum established

Called to order at 1301 by Chuck

Chuck reviewed the multiple complaints about noise and after hour hot tub use at 5035 E. Bell Circle. According to Meredith, the rental agency managing the property, approximately 75% of complaints that they have received were not involving renters of the property through Meredith but the owner's friends and relatives. The homeowner has been contacted by the BOD about these issues several times and has promised to correct the issue. However, the problem continues.

The board reviewed the HOA rules and protocols for assessing fines. Dick noted that the last two complaints (4/9/21 and 4/25/21) were investigated as per the process outlined in the HOA community rules by Dick and Chuck respectively. It was moved by Dick and 2nd by Brian to assess a fine of \$250 against the owner of 5035 E. Bell Circle for continued violation of HOA noise, quiet hours, and hot tub rules. The fine is to be charged as a special assessment against the property owner due in 30 days. The owner will be given an opportunity for a hearing if requested during that 30-day period. The owner shall be notified that each additional future violation may result in an additional fine.

Passed unanimously

Adjourned at 1324

Next meeting May 7, 2021 at 1:00PM. This will be a Special Executive Session with Chris Tingey, HOA counsel, to discuss status of legal issues.