

**Special Meeting Draft Minutes**  
**Bella Beach HOA Board of Directors**  
**7:30PM**  
**May 7, 2021 (Friday)**

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

The purpose of this meeting is to convene a hearing, per Bella Beach HOA rules and procedures, requested by the owners of 5035 East Belle Circle on an imposed fine.

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

Present – Board members – Chuck Craig, Dick Chaplain, Brian O’Neill, Linda Fender, Teri Gerlt  
Homeowners - Brad & Jane Roe

Called to order: 1932

As per HOA rules and procedures, the Roe’s requested a hearing concerning the assessed fine.

Chuck discussed the changing character of the neighborhood. The increase in full-time residents, particularly ones who are still working necessitates stronger measures by the board to curtail repeat incidences of quiet hours and hot tub violations. Chuck noted the board had followed established HOA procedures to validate a series of complaints concerning the Roe property over the previous year. The Roe’s explained the list measures they had taken an effort to reduce the problems, including new ones to be implemented and pledged to take any additional measures that they hoped would be effective in eliminating disturbances that are adversely affecting their neighbors. Chuck noted that he had discussed with Meredith treating the Roe property and some others as "problem homes" that required special attention due to their proximity to the homes of full-time residents, and the repeat nature of the complaints. Additional measures will be taken such as contacting renters at quiet time and, automatically sending security personnel to the property when guests have not responded and calling the resident back to verify the problem has ceased. Additionally These homes will be routinely checked to confirm compliance with quiet hours.

Dick noted that unlike other infractions that can be corrected, that with this kind of complaint the damage is done once someone’s sleep is interrupted. It was also noted that the home has an accepted purchase offer by a person who does not intend to rent, but the sale cannot be completed until early September.

After the discussion of all sides of the issue, Dick moved that the \$250 would be held in abeyance for 60 days (July 6, 2021). If there is another violation during this period, the fine will be due immediately and additional fines will be assessed for verified additional violations. Seconded by Brian.

Passed unanimously

Adjourned 2022