

Minutes

Bella Beach Homeowners Association
Special Board of Directors Meeting
July 11, 2022, 5:00 PM
By Zoom due to COVID 19

HOA BOD members present: Charles Craig, President; Richard Chaplain, Treasurer; Linda Fender, Secretary; Brian O'Neill, Brad Schleier, Adele Cooke, Recording Secretary

HOA Homeowners present: Linda Bourne, Kim Brook, Steve Butera, Alex Jackson (Meredith), Karen Leffler, Rick McGraw, Ed Pinkos, Deb Sailler, David Steinberg, Will Sullivan, Mark Wilke, John Wiener

Quorum established.

Called to order by Chuck at 5 pm.

Topic	Discussion	Action	Follow-up
I. Subject of meeting is 389 Bella Beach Drive or Sunset 389	<ul style="list-style-type: none">• A complaint was received on June 29 regarding violation of quiet hours and the hot tub usage on subject lot.• Meredith Lodging, sheriff's department and renters were contacted.• Quiet hours begin at 10 pm. No hot tub use is allowed after 10 pm.• Owner contacted Chuck regarding complaint and admitted to validity of violation. They are working with Meredith on an action plan.• There have been numerous complaints on this property over the last 4-5 years, including prior quiet hours hot tub violations. Owner has been notified previously.• Meredith states there are signs posted regarding quiet hours and hot tub use hours in the unit as well as in the rental agreement.• Brad moved and Brian seconded to levy a fine of \$250 against owners of 389 Bella Beach Drive. Motion passed unanimously.• Owners may request a hearing to appeal the fine.• Brad moved; Linda seconded to adjourn the meeting at 5:52 pm. Motion passed unanimously.	Send notice of fine to owners of 389 Bella Beach Drive. Fine is collected as a special assessment against the owner's lot.	