

**DRAFT**  
 Minutes  
 Bella Beach Homeowners Association  
 Special Board of Directors Meeting  
 Noise Complaint Hearing  
 November 9, 2023, 6:00 PM  
 By Zoom

HOA BOD members present: Linda Fender, President; Chuck Craig, Secretary; Dick Chaplain, Treasurer; Kim Brook, Brad Schleier, Adele Cooke, Recording Secretary

HOA Homeowners present: John Blanchard, Linda Bourne, Vince Ovist, Ed Pinkos, Wolfgang Sailer, David Steinberg, Dawna White (Meredith)

Quorum established.

<b>Topic</b>	<b>Discussion</b>	<b>Action</b>	<b>Follow-up</b>
I. Call to Order, etc.	Linda called the meeting to order at 6:02 pm.		
II. Noise Complaint Hearing for 40 Bella Beach Drive	<p>On September 10, 2023, noise complaints were filed with the Board including audio &amp; video. These complaints proved valid. The Board assessed a fine of \$250. A letter was sent giving the owners the opportunity to appeal the fine and tell their side of the story.</p> <p>Complainant Ovist stated that this was a “rough” incident as it went on until 3 am. Meredith Lodging was called and said they would handle it. Meredith called their security firm but they didn’t arrive until significantly later. Another complaint was filed with the Board by the McGraw’s stating that the noise went on until 4 am.</p>		

Meredith has changed their policy to prohibit one-night rentals in Bella Beach.

Owner Bourne didn't understand why it took the Board over a month and a half to notify them about the complaint. Board thought Meredith had informed them.

Meredith representative stated that 2 calls came in before 1 am and security arrived at 1:56 am.

The time lags both from Meredith being informed that a fine would be levied and the window they have to retrieve money from renters is less than 2 weeks.

Meredith puts renters on a "do not rent" list who cause a disturbance and are not responsive to requests to curtail their activities.

Bourne felt that the Board should have let them know of that the fine was to be discussed at a Board meeting.

On review, it was concluded that the notice of the prior board meeting in which the complaint was discussed may not have contained sufficient detail for the Bournes to know their case would be discussed at that board meeting.

	<p>From the report the Bourne's received from Meredith's security firm, they felt the situation had been handled promptly.</p> <p>Dawna stated that in the future Meredith would be notifying their rental homowners when a violation incident occurred. Linda said she would check with Itrip to try to make sure they will do the same.</p> <p>There was a final vote to assess the fine. The vote at the previous board meeting was to levy a proposed fine pending the outcome of this hearing.</p>	<p>Kim moved; Brad seconded. Motion passed. Brad, Dick &amp; Kim voted in favor. Linda &amp; Chuck voted against.</p>	
<p>III. Adjournment</p>	<p>Meeting was adjourned at 6:55 pm.</p>	<p>Dick moved; Chuck seconded. Passed unanimously.</p>	