
BONITA LAKES POA
Architectural / Violations Committee

MEETING MINUTES

Meeting Date: 05-13-04 **Time:** 7:00pm

<u>Attendees</u>		<u>Member</u>	<u>Guest</u>	<u>Attend</u>	<u>Absent</u>
Winston Lucky	WL	X		X	
Chris Sharp	CS	X		X	
Robin Teagarden	RTG	X		X	
Richard Terrelonge	RT	X		X	
Jose M Noy	JMN	X		X	
Mark Ziemba	MZ	X		X	
Brett Adams	BA	X			X

Meeting was called to order at 7:15 pm

- Members of the committee agreed that the minimum number of members required to establish a quorum would be three (3) members in accordance with the association By- Laws.
- Jose (JMN) will develop a preliminary checklist for the minimum requirements for the submittal of an Architectural application for review and approval by the committee.
- Chris (CS) will develop a preliminary set of “Fast Track” applications for Painting, Hurricane Shutters and Fences
- Winston (WL) will obtain a clarification from Miami Management on the existing practice of the “30 day automatic approval rule” that has been used in the pass. The current practice appears to be in conflict with the association By-Laws. Robin (RTG) and Jose (JMN) will also further research the matter and report back to the committee.
- It was agreed that any homeowner attending any Architectural Committee meeting or a Violations Hearing that has a Lawyer represent them in the meeting, the issues would not be addressed and the matter would automatically be forwarded to the Board to resolve.
- Next schedule ACC/Violations meeting will be held on Thursday may 20, 2004 at 7:00 pm at the clubhouse.
- Two Violation Hearings have been scheduled for Thursday June 10, 2004 at 7:00 pm and Saturday July 10, 2004 at 2:00 pm.
- Winston (WL) will contact AI form Miami Management to determine the current procedure for homeowners to appear before the committee.
- The following were agreed upon as some of the basic procedures that should be followed for the Violations Hearing.

1. Any homeowner wishing to appear before the committee must notify Miami Management at least 7 Business Days in writing that they intend to appear before the committee at the scheduled hearing.
 2. Miami Management will prepare a package for all the violations that will be heard at the hearing and forward the information to all committee members at least 5 business days prior to the hearing.
 3. Each homeowner appearing before the committee will have a maximum of ten (10) minutes to present his or her argument before the committee. This will be followed by a ten (10) questions and answer period for the committee to ask any other questions.
 4. All voting will be by secret ballot and results will be forwarded to Miami Management and sent to the respective homeowners.
- Several applications were reviewed by the committee and voted upon. The attached table show's the committee recommendations.

Meeting Adjourned at 9:30 pm