

Security, Policies and Conduct Committee Meeting Minutes

Friday, February 5, 2021 @ 3pm

Building 1 – Social Room

Member Attendance:

David Peterson, Board Liaison
Eric Brown, Chair
Kay McAuliffe
Jeff Winsler
Roma McDonough
John Cropsey
Gloria Cartwright, non-voting member

Owner Attendance:

Eric Krall
Patti Brown
Thurston Freeman
Barbara Freeman

Agenda:

- Continue discussion on the Pet Policy changes for presentation to the Board
- Discuss rental restrictions to put before the Board

Minutes:

Meeting called to order 3:00 pm

Discussion was continued revising items in the Pet Policy to further define the pet restrictions currently in Article VI 6.6. Additional items that the Board had approved in 2016, along with a few other policies regarding pets would need to be brought before the Owners for a vote to made part of Bel Mare's Declaration of Condominium Article VI 6.6. The committee members voted unanimously to bring forth to the Board these items for an Owners vote:

1. Limit a pet's weight & height
2. Pet registration with Management (license, vaccination & photo)
3. Pet owners are required to keep registration current as changes occur
4. New pets be registered within 7 days of acquiring
5. Pets are not allowed in the Guest Suites
6. Pets are not allowed in the Pool/Spa areas or Tennis Courts enclosure
7. The "named" designated area for "pet relief" is the East Property
8. Tenants are not allowed to have pets

The members also discussed the issue of amending Bel Mare's Declaration of Condominium Article VI 6.10 for rental restrictions to limit the amount of rental units allowed to a certain percentage vs Owners, and to also set a waiting period before new Units sold can become a rental. These items, if established, could increase our property values and promote a community standard for Bel Mare moving forward. The committee members voted unanimously to bring forth to the Board these items for an Owners vote:

1. RENTAL CAP: Set a limit of ten (10) units per building may be rented at any given time.
2. WAITING PERIOD: A new buyer of a Unit cannot lease the unit before 24 months from the date of closing.

Meeting Adjourn 5 pm

Respectfully Submitted,
Bel Mare Security, Policies and Conduct Committee