RULES & REGULATIONS COMMITTEE: Minutes from 3/10/26 meeting

In Attendance

Steve Berry, Chairman
Arline Bloom
Claire Deveney
Janet Fein
Joel Klein
Ralph Sherman
Jacob Tewel

General Discussion: Establishing the Committee

1. Member to take minutes: Claire Deveney
2. Distributed Books to committee members, including: Current Rules & Regs, Governing Docs, Florida HOA Statutes, FHA Laws, ADA Laws.
3. Committee's Purpose
    a. Assist the Board by providing suggestions regarding R&R's.
    b. To ensure R&R's help maintain the safety and well-being of the entire community.
    c. Make sure R&R's are fair, reasonable and apply equally to all residents.
    d. All recommendations are based on verifiable facts and law compliant.
    e. It is an advisory committee only and cannot enforce rules or make final decisions.
4. Committee's Role
    a. Act impartially and respectfully.
    b. Act on behalf of the entire community.
    c. Avoid conflicts of interest.
    d. Not to act as policemen regarding enforcement.
    e. Share documentation research.
    f. Maintain confidentiality to the best of its ability,
5. Compliance: Hierarchy of law
    a. Federal Laws
    b. State Laws (Florida HOA Statutes, Chapter 720)
    c. Palm Beach County Laws
    d. MI Governing Documents
        i. Declaration of Covenants
        ii. Articles of Incorporation
        iii. Bylaws
        iv. Rules & Regulations
6. How Meetings are Run
    a. Open to all residents
    b. Committee Open Discussion
    c. Community Input
    d. Decisions based upon majority rules.
    e. Discussed frequency of meetings: will determine as we go along.

7. Enforcement: Discuss how it pertains to our R&R's. Some are more difficult than others.
8. Can Do
    a. Review existing rules for clarity & effectiveness.
    b. Recommend revisions to outdated or unclear rules.
    c. Propose new rules for recurring concerns.
    d. Consider resident input.
9. Cannot Do
    a. Adopt, amend or repeal rules.
    b. Enforce rules or issue violations.
    c. Levy fines or penalties.
    d. Hear disputes or appeals
    e. Direct management

All recommendations are submitted to the Board, which has final approval.

Meeting Discussion

1. Since this was the committee's initial meeting, we reviewed the contents of the guidebook and did a quick run through of the current R&R's.
2. Specific Issues Discussed
    a. Community bathrooms compliant with meeting the needs of disabled individuals. Are the toilets and sinks in compliance with ADA?
    b. When the Board approves a rules change, should it immediately be added to the R&R's document?
    c. Garbage: There's an issue with some residents placing plastic bags of garbage on the curb on pick up day instead of using proper receptacles. Needs stronger enforcement.
    d. Fines Policy: Needs to be a clear schedule of fines based upon infraction. They must be addressed consistently for all residents. The schedule should be distributed to all residents. It can be part of R&R's or added to the Governing Docs. It is up to the Board to create this schedule with a list of infractions and a dollar amount of a fine per infraction.

Next Meeting

Wednesday, March 4th at 1:00 in either a main floor cardroom or a 2nd floor room. Steve will schedule with Priscilla. Our focus will be on enforcement including those rules that seem impossible to enforce.

Steve Berry
Chairman
Rules & Regulations Committee