RULES & REGULATIONS COMMITTEE: Minutes from 4/15/26 Special meeting

In Attendance for Committee	In Attendance for Board
Steve Berry, Chairman	Mark Jaffie
Claire Deveney	Libby Hikind
Joel Klein	Joel Klein
Debbie Page	Irene Weinstein
Jacob Tewel	Ralph Sherman
Arlene Bloom	Mark Friedman (via FaceTime)
Gary Bowen	

Meeting Objectives

1. Identify all items to be added to the agenda for the 4/23/26 Board meeting.
2. Finalize the violations procedure.
3. Review rules in Level 2 (work completed to date by the R&R Committee) to determine if:
    a. The rule is fineable*
    b. The dollar amount of the fine for the 1st and 2nd occurrence

General Discussion

1. Determined which items to add to the agenda of the 4-23 Board meeting (a copy of the agenda is attached). They are:
    a. Violation Procedure: to be read, not voted on.
    b. Rule #22: Open House: Replace Open House with House Viewing. **Requires a vote to change the rule.**
    c. Rule #43: Jacuzzi, Dry Sauna & Steam Room: To be used by adults only (Florida defines an adult as 18 years and older). Addresses health issues if used by those younger than adults. **Requires a vote to revise**
    d. Rule #44 d: Poolside: Revise rule allowing water and soft drinks at the lounges and chairs (no glass or cans). **Requires a vote to revise.**
    e. Rule #49: Civility: Revise text to read "See attached document for the complete rule. **Requires a vote to revise**.
    f. Rule #51: Timely Availability of Policy Documents: Revise text to read "See attached document for the complete rule. **Requires a vote to revise**.
    g. Holiday Rules: Just state that there will be a shortened list of R&R's that apply during holiday periods. No need to add to the R&R's.
2. Agreed that every violation must have undeniable proof.
3. Fine-tuned the violation procedure (was e-mailed to all present on 4-15-26)
4. Compliance Committee: Will hold monthly meetings on specific, pre-determined dates. Not sure if this requires a vote.
5. Reviewed Levels 1 and 2 rules and determined which ones carry a fine and the dollar amount. It was agreed that if a resident violated a specific rule a 3rd time or more, the Board would determine how to address. Steve has revised the current worksheet to reflect the agreed upon changes.

6. Steve revised the letter to be sent from the Board (through management) notifying the violator with the nature of the infraction and the time and date of the Compliance Committee meeting if they choose to attend. (See attached)
7. Discussed proof needed for Civility Rule. We didn't solidify how to proceed. Briefly discussed using a signed witness statement as proof. We didn't officially agree so I'm attaching a version of a witness statement that, when signed, would serve as proof. Yet to be decided.
8. Pet Management : briefly discussed the rules and how to enforce them. Monitoring is an issue. Nothing final was determined.
9. Violations Report: (was #6) – (Not fully discussed or approved). When completed it is forwarded to the Board. It can be written up by a resident or by management. The person reporting doesn't have to add their name. It would be anonymous. Exception: If the only proof is a witness. The bottom portion of the form would be completed and signed.
10. I suggest that we hold a similar R&R Committee meeting as the committee progresses through the rules.

*A fine can be a dollar amount, suspension of rights to attend committee meetings, club meetings or any other meaningful action to result in deterrence.

As usual, if there's anything I missed, is incorrect, etc, please let me know.

<u>Attachments</u>
Rules changes to be signed
Worksheet with fineable rules with corresponding dollar fines
Current letter sent to violator
Revised letter to be sent to violator (to be approved)
Violations Report (to be approved)

Steve Berry
Chairman, Rules & Regulations Committee