

**Playmor Bernardo Homeowners
Board of Directors Meeting Minutes
Approved
June 19, 2013**

Call to Order / Opening Remarks by the President

6:30 p.m.

Violations:

Complaint Date: 05-28-13

On May 28, 2013, Owner/tenant came into office regarding his notice of Architectural Change Form Request needed prior to installing surveillance camera. Owner/tenant was yelling at employees. Owner/tenant yelled at employees to shut up. Owner/tenant yelled at employees "you work for me". Owner/tenant very disrespectful to employees, an ongoing situation.

Violation: "Nuisances: No noxious or offensive activities shall be carried on within any condominium or in any area of the project. Nothing shall be done that may be or may become an annoyance or a nuisance to, or in any way interfere with, the quiet enjoyment of each of the owners of adjacent units." (Rules Book, page 6)

Hearing Info: Date: Wednesday, June 19, 2013

Time: 6:30 P.M.

Location: HOA Office: Pool # 2 enclosure

Violation: Not found (MSC)

Complaint Date: April 11, 2013

On April 11, 2013, Owner/tenant cut down 2 trees in common area in front of unit. Owner/tenant stated he did not like the trees.

Violation: Restrictions To Exterior Changes

"In general, individual property ownership is limited to the area bounded by the exterior walls, floors, ceilings, windows and doors (interior airspace). In general, all members of the association share the ownership of all exterior areas in common, jointly. Changes to the exterior surfaces of buildings, roofs and grounds are not permitted. Owners, past and present, who have unapproved changes that are not authorized in the "Rules and Policy Booklet" and CC&Rs, will be required to reverse such changes immediately, regardless of the length of time the unapproved change has been in place."
(Rules Book, page 19)

Hearing Info: Date: Wednesday, June 19, 2013

Time: 6:30 P.M.

Location: HOA Office: Pool # 2 enclosure

Violation Found (MSC)

Complaint Date: April 12, 2013

On April 9th and 11th Owner and/or Tenants is/are accused of violating the Rules & Regulations: Dog(s) unleashed in common area and dog(s) feces not picked up.

Violation: "No dog shall enter the common area except while on a leash held by a person capable of controlling the dog." (Rules Book, page 8)

Violation: "Persons walking dogs in the common area must immediately clean up after the animal."
(Rules Book, page 8)

Hearing Info: Date: June 19, 2013

Time: 6:30 pm

Location: HOA Office, located inside pool #2 enclosure

Violation Found (MSC)

Review of Meeting Minutes for April 18, 201

Approved (MSC)

Review of Budget Meeting Minutes for May 6, 2013

Approved (MSC)

Owners Forum:

- ❖ Owners may address The Board – 2 minutes for each homeowner – collectively 30 minutes maximum. (Written submissions accepted over 30 minute time limit)

Architectural Request:

- ❖ 17438 Fairlie – new windows and patio door **Approved (MSC)**
- ❖ 17577 Fairlie – new windows and slide door **Approved (MSC)**

- ❖ 17477 Ashburton – new windows **Approved (MSC)**
- ❖ 17536 Ashburton – new windows **Approved (MSC)**
- ❖ 17612 Fairlie – new windows **Approved (MSC)**
- ❖ 11879 Timaru – new windows and sliding door **Approved (MSC)**
- ❖ 17519 Fairlie – security camera attached to deck rail **Not Approved (MSC)**
- ❖ 17533 Fairlie – security cameras **Not Approved (MSC)**

The Board of Directors will decide to put together a policy for installation of cameras in common are by owners that will be beneficial to all owners or to stay with rules already in place.

Manager's Report:

Financials

The Board of Directors needs to review the monthly reconciled bank statements for March 2013 and approve them subject to review at year end by the auditor.

- ❖ Account delinquencies

Unfinished Business: None

New Business:

- ❖ New HOA member's name and address
- ❖ Tennis windscreen replacement **On Hold, The board would like more bids.**

Adjourn to Executive Session

8:00 pm

Adjourn Meeting

Adjourn Board of Directors

Sign Marie Yellin

Date 8/2/13