

**Plantations Two HOA – August 20, 2020  
Virtual Parking Resolution Meeting Minutes**

**Attendance:**

**Board Members**

Aliza Robin, President	Karen Leicht, Secretary	Cheryl Yost
Susan Hatter, Vice President	Sara Lowe	Drew Lowe
Jennifer Wrona, Treasurer	Daniel Thorpe	Peter Riley

**Special Moderator:** David Gardner, Attorney

**Community Members:**

Karolina Harsanyi	Wanda Blatt	John Stuart
Laura English	Stacy Abreski	Kathy Becker
Brian Connolly	Melanie Nunez	Melissa Carne
Leah Cohen	Sandy Sheinman	Ramatoulaye Coulibaly
Ibrahim Bakayoko	Winne Hersh	Betsy Johnson
Nancy Wilson	Alexis Levy	Andrew Floyd
Kelly Floyd	Cristina Edwards	Jennifer Mohr
Cheryl Shores	Margaret Wall	Austin Wolner
Desmond Bishop	Karlene Dunkley	Peter Mullo
Sarah Bashir	Patrick Sweeney	Michael DeMesquita
Felicia Nuoce	Joe Kisner	Kevin McIlvaine
Eddie (no last name)	Susan Hoffstra	Erin (unknown)
Sara Bishop	2 Participants (no identification)	

**Community Members Attendance Summary:**

Total Community Members	= 39 Individuals
Total Melrose Households	= 11 Households (13 individuals)
Total White Pillar Households	= 15 Households (20 individuals)
Total Single Family Households	= 2 Households (2 individuals)
Total Unknown Attendees	= 4 Individuals (4 individuals)

**Agenda:**

- Introductions of Board of Directors and Guest Moderator
- Answers to Questions Received by Email
- Open Community Discussion
- Board of Directors Follow-up Discussion and Vote on Resolution

**President's Remarks:**

- Aliza Robin welcomed everyone to the meeting and introduced the Board of Directors and our guest moderator and attorney, Mr. David Gardner. Aliza requested that all attendees please update their Zoom Handle to their actual name for clarification during discussions and for attendance purposes.

- Presented Answers to Questions the Board received via email prior to the meeting:
  - **Did this Proposed Resolution Get Sent to the Whole Community?** YES
  - **Is the Resolution a Change to the Bylaws?** NO. Once approved, the Resolution will become a policy that defines in detail the parking rules that can be implemented based on the existing bylaws and covenants. It is not a change to the bylaws or covenants and, therefore, does not require a 75% community vote, only the approval vote by the Board of Directors.
  - **How will Towing Work?**
    - **Towing Request?** The towing contract will be set up for the townhouse owners or residents to call directly to the contracted towing company when someone is parked illegally in their reserved space. The only paperwork required is a written text or email requesting the tow and proof of residence (driver’s license, etc.). The tow company will have a list of which spaces are assigned to which townhouse.
    - **Cost?** Towing charges are the responsibility of the person parked illegally and are handled by the tow company.
    - **Signage?** Yes, county-required parking signage will be installed with towing information.
  - **Clarify what Vehicle Repairs are allowed?** Based on email comments we are proposing a change to the wording of the policy and have added some additional allowed repairs (*see detail below*).

Proposed Changes to Sec 1.105 Vehicle Repair

Item B. Add “are allowed only by residents or their contracted licensed auto repair company (such as AAA).”

Additions to be added to the allowed list include:

- Air filter, spark plus, battery and fuse replacements
- Windshield/glass replacement by an authorized dealer only

Item C. Add “driveway or parking areas (including the community pool parking lot).”

- **What if a homeowner/resident wants to make specific changes to the Parking Layout?** Based on email comments and, in an attempt to resolve specific parking issues, the Board is proposing a one-time option to accommodate reasonable and specific changes that individuals would like to make to their spaces in the area adjacent to their home (*see detail below*).

Specifically, an individual can work with their neighbor(s) and submit, **in writing:**

- A request with their proposed changes marked on Exhibit A or B of the Resolution.
- The request must have signatures of all individuals that will be impacted by the modifications.
- The request, along with the Exhibit with the requested changes and signatures must be mailed to the HOA PO Box by August 31, 2020.

- Aliza stated that during the open discussion—
  - All attendees will be muted, and are required to use the Zoom “Raise Hand” function to be placed in the que to speak.
  - Comments would be limited to 2 minutes per person to ensure all attendees time to speak.

- The discussion portion of the meeting was then turned over to Mr. Gardner with Drew Lowe assisting with the Zoom operations and timing.

### **Open Discussion/Feedback Conducted by Guest Moderator (David Gardner, Attorney):**

- Owners/Residents who wished to speak were called on, in turn, to voice their concerns or ask questions.
- Some of the townhouse owners and residents responses/comments regarding the Parking Resolution included:
  - Various opinions both in favor and in dissent of the proposed resolution.
  - Some owners and residents stated they had no preference and would go along with whatever was decided.
  - White Pillar residents and owners --
    - Expressed that some felt they liked the current numbering system that was implemented;
    - Others felt it was an unfair layout and made them have to walk extra distances to their homes vs. other residents/owners who spaces were closer to their front walkway; and
    - Some were very happy with the fact they now had 2 assigned spaces side-by-side and did not have to look for parking somewhere else in the community when returning home late at night.
  - Melrose Square residents and owners expressed a range of opinions from --
    - Wanting to have two numbered spaces;
    - Keeping their original one-numbered space and one empty space;
    - Keeping their original one-numbered space and a second numbered space as close as possible;
    - Felt there was a lack of transparency on the part of the HOA board leading to confusion over where the second numbered space would be;
    - Wanting input into the placement of their space or spaces; and
    - Wondering why the HOA did not respond to their petition to keep the current space layout. Upon further inquiry Mr. Gardner discovered the original petition was incomplete and not given directly to the HOA (a copy was emailed to the HOA the evening before this meeting).
  - Residents and owners had mixed opinions about the towing of vehicles and asked questions regarding implementation.
  - Some residents and owners also expressed strong opinions regarding the timing of the repairs, space renumbering, overall communication, and it's relation to other COVID related stresses.
- Mr. Gardner discussed issues when needed with the attendees, answered questions (with assistance from members of the Board when needed). Some specific questions for clarification included:
  - Can owner/residents allow a neighbor to use or rent one of their assigned spaces? Yes they can allow a neighbor to use their assigned space, but they cannot rent an assigned space.
  - Since you (Mr. Gardner) are the attorney of record for HOA Plantations Two Community Association, Inc. and he is also part of the CCOC wouldn't that be a conflict of interest? Mr. Gardner stated there would be no conflict of interest since any he would not represent the Plantations Two HOA and would refer us to another attorney.
  - Why does the Board of Directors vote on issues and not all the homeowners? Per the HOA By-Laws, Mr. Gardner explained that once a year there is an Annual Meeting where Board of

Directors are nominated and voted on by all the members of the community. Then it is the elected Board of Directors responsibility and duty to handle community business and vote on any issues regarding the operations of the community.

- Mr. Gardner re-reviewed the list of attendees who did a “Raise Hand” for comments, verified that there were no other attendees wishing to speak, and turned the meeting back over to Aliza.

*Count that was done after the conclusion of the meeting (see details under Attendance above):*

<i>Total Number of Townhouses within the Community</i>	<i>= 104</i>
<i>Total Townhouse Households Represented at this Meeting</i>	<i>= 26 (11 Melrose Square &amp; 15 White Pillar)</i>
<i>Total Townhouse Households Not Represented at Meeting</i>	<i>= 78</i>
<i>Total Townhouses For the Resolution:</i>	<i>= 7 (2 Melrose Square &amp; 5 White Pillar)</i>
<i>Total Townhouses Against the Resolution:</i>	<i>= 9 (8 Melrose Square &amp; 1 White Pillar)</i>
<i>Total Townhouses want to Leave As Is:</i>	<i>= 3 (White Pillar)</i>
<i>Total Townhouses with No Comment:</i>	<i>= 4 (White Pillar)</i>
<i>Total Townhouses with Multiple Responses/Preference:</i>	<i>= 3 (1 Melrose Square &amp; 2 White Pillar)</i>

### **Board Discussion and Vote:**

- The Board discussed the two proposed changes to the Resolution as presented at the meeting (*see details above*) and the made some clarifications to some of the Open Discussion comments and questions.
- A motion was made to accept the Parking Resolution with the proposed Vehicle Repair changes and the existing Exhibits A and B (with the stipulation that these exhibits would be changed to accommodate the *approved one-time option requests*. The motion was seconded; 8 members voted for the Resolution and 1 member abstained; motion carried.
- The ONE-TIME CHANGE OPTION was explained again and it was stated that a notice would be sent to all the townhouse owners/residents explaining the option and giving everyone an opportunity to mail their individual requests to the Board of Directors for consideration.
- Concern was voiced about the short timeframe for returning change requests by August 31. Discussion was held and it was decided to change the return deadline to September 10, 2020.
- It was stated that once the Resolution option changes were received, approved, and incorporated into the Resolution Exhibits A & B the Final Approved Resolution would be filed in the HOA Depository at the County Circuit Court. The Resolution will then go into effect 30 days after the date of filing and a copy of the final signed Resolution will be sent to all community homeowners and residents.

**Next Virtual HOA Meeting is scheduled for October 8.**

**Meeting Closed**