

**Marina Bay Condominium Association, Inc.**

c/o Sea Breeze Community Management Services, Inc.

4227 Northlake Boulevard

Palm Beach Gardens, FL 33410

Phone: (561) 626-0917 Fax: (561) 626-7143

**www.seabreezecms.com**

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March 12, 2019

**Re: Notice of Board Meeting with Rule Changes to the  
Parking Rules and the Clubhouse Rentals**

Dear Unit Owners:

The Board of Directors will be holding a Board of Directors Meeting on the following date:

**Wednesday, March 27, 2019 at 6:00 pm**

at: Marina Bay Clubhouse  
1030 S. U.S. Highway 1  
North Palm Beach, Florida 33408

The Agenda for the Meeting is as follows:

1. Call to Order & Establish Quorum of the Board of Directors
2. Proof of Notice
3. Approval of Previous Minutes
4. Reports
5. Old & New Business
  - a. Organizational Meeting
  - b. **New Parking Rules** – See following page
  - c. **Addition to Clubhouse Rentals**
    - Association will be charging a non-refundable cleaning fee of \$150.00 for all clubhouse rentals.
7. Open Forum
6. Adjournment

Sincerely,

On behalf of your Board of Directors  
Marina Bay COA, Inc.  
Laura Carlisle, LCAM  
laura@seabreezecms.com

Encl: Parking Rules

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## Parking Rules for Board Approval

34. "All residents must utilize their assigned parking spot before parking additional vehicles in guest spots. Residents with only one vehicle must park in their assigned parking spot. Vehicles displaying a current Handicap Placard, residents loading/unloading goods, or residents having been granted a temporary exception by the manager on a case by case basis, may park as needed in a guest spot. Temporary exceptions will be at the manager's discretion and a special parking permit shall be issued for such exceptions. Any resident receiving a temporary parking exception must offer his assigned parking space as guest parking for the duration of the temporary exemption, the goal being to maintain a constant number of available guest parking spaces. The parking space assigned to a particular unit is a limited common element appurtenant to that unit. Thus, the owner of the Unit must consent in writing to temporarily give up his/her designated space while temporarily using the guest space.

35. "Numbered parking spaces are assigned and belong to the corresponding unit for use of the residents of that unit. Informal agreements between residents and/or tenants to temporarily use or swap assigned parking spaces are acceptable. The manager must be notified in writing of such an agreement. Informal agreements must automatically terminate upon the sale or other transfer of one of the Units.

## Parking Identification Rule

"All residents wishing to park a vehicle on Marina Bay property, must display a Marina Bay parking identification sticker on that vehicle. Red stickers will be issued to tenants, blue stickers will be issued to owners. Identification stickers must be affixed to the windshield, lower right side (the passenger side) of the vehicle, and must be clearly visible from the outside. The property manager will issue parking ID stickers, one for each licensed resident driver, up to two for a two-bedroom unit, and three for a three-bedroom unit. Identification parking stickers are not transferrable.

## Guest Parking Space Rules

All non-resident vehicles parking on Marina Bay property in a guest parking space must display a guest parking form clearly visible through the front windshield. This form is to be filled out by the associated unit owner or unit resident, and can be obtained from the manager. Residents with more than one vehicle may park their second vehicle in a guest parking space as long as it displays a current Marina Bay parking identification sticker on the windshield. Guest vehicles may park in assigned numbered spaces with owner's permission, while displaying a guest parking pass.

Work vehicles belonging to personnel working at Marina Bay are exempt from these requirements.

## Violation of Parking Rules

Any vehicle which incurs two (2) violations of any parking rule in any one calendar year shall be subject to towing. Any vehicle parked in a fire zone or any other prohibited zone, will be subject to immediate towing.