

Marina Bay Condominium Association

Board of Directors Meeting

Place: Marina Bay Clubhouse

March 27, 2019

OFFICIAL MINUTES

The Meeting was called to order at 6:00 p.m. by Jim Winston

Officers/Directors Present: Jim Winston, Bob Stothart, Chris Beauvais, Barry Beauvais and Tony Zambos, Pat Cryan and Lynn Kenyon

Officers/Directors Absent: None

Management Present: Laura Green, LCAM

The Board reviewed the minutes from the January 28, 2019 Board of Directors Meeting and the February 13, 2019 Board of Directors Organizational Meeting.

MOTION: Tony Zambos made a motion seconded by Barry Beauvais to approve the minutes from the January 28, 2019 Board of Directors Meeting and the February 13, 2019 Board of Directors Organizational Meeting. The motion carried 4-0.

The Board gave an update on the roofs. They are still waiting for final proposals from the roof consultant.

Ruth Ann Savage resigned from the Board of Directors leaving a vacant seat to be filled.

MOTION: Bob Stothart made a motion seconded by Barry Beauvais to appoint Pat Cryan as a Director. The motion carried 4-0.

The board discussed the parking rules for the community. The rules were mailed out to membership 14 days prior to the meeting. The Board reviewed and discussed the amended rules.

Motion: Barry Beauvais made a motion seconded by Tony Zambos to approve the parking rule amendment with modifications. (see attached). The motion carried 5-0.

The Board discussed adding additional fees to the clubhouse rental so that the it is properly cleaned after each event. The notice was mailed 14 days prior to the meeting. There was further discussion between the Board and the owners present.

MOTION: Barry Beauvais made a motion seconded by Tony Zambos to approve charging a \$100 refundable fee to tenants and owners to rent the clubhouse. If the clubhouse is not cleaned or damaged after use, then the \$100 will not be returned. The motion carried 5-0.

The Board reminded residents that they are in the process of repairing the elevator in the 1036 building but there is a slight delay in the door openings.

The Board opened the floor to the membership.

There being no further business the meeting was adjourned at 6:35 p.m.

Respectfully submitted by:

Marina Bay Condominium Association, Inc.

Marina Bay Condominium Association, Inc.

C/o Sea Breeze Community Management Services, Inc.

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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.