

Draft  
Board Meeting Minutes  
Stillwater III Homeowner's Association  
November 24, 2015

**Call to order.** Meeting called to order by Jerry Sorgenfrei at 2:52 PM.

**Proper notice of meeting.** The meeting notice was posted in accordance with the Florida statutes and Bylaws of our Association.

**Quorum of Board members.** A quorum was established. Present were Jerry Sorgenfrei, Steve Patty, Sharon Bostock and Larry Kolb. Paul Brown participated via phone. Property Manager James Ro was also present.

**Approval of minutes.** Motion from Steve (second Larry) to approve minutes from 10-22-15 meeting. Unanimously approved.

**Treasurer's report.** The audit report from earlier this year was distributed to board members on 7-20-15. The cost for the report was \$2,275.

**Management report.** James reported that the coupon books for monthly association fees should arrive at your home soon. If a homeowner has not received the book by mid-December, James should be notified. James suggested a better option would be to have the monthly fees automatically deducted from your bank account. Contact James to pursue this option.

### Old business

**Rentals.** Jerry and Larry, in conjunction with our attorney, created a two-pronged approach to rentals in our neighborhood. Here are the details:

- Motion (Sharon/Larry)
  - No more than five percent (5%) of the Lots in the community may be leased at the same time. The Board shall have the authority to adopt procedures for implementation and enforcement of this leasing cap, including but not limited to the maintenance of a list of lots currently being rented and application to be placed on a waiting list of lot owners seeking the authority to rent the home, if necessary. The Board shall have the authority to adopt policies for maintenance and administration of any rental or waiting list. For purposes of this rental cap, any lots obtained by the Association through assessment lien foreclosure or deed in lieu of foreclosure shall not be subject to this leasing cap restriction or counted toward the five percent (5%) cap calculation.
  - Motion passed unanimously and will be voted on by all homeowners during the annual meeting.

- Motion (Sharon/Larry)
  - Except as otherwise described herein, no owner shall be permitted to lease his or her lot until the owner has owned the lot for at least two (2) years. This restriction shall not apply to any lot acquired by the Association through assessment lien foreclosure or deed in lieu of foreclosure.
  - Motion passed unanimously and will be voted on by all homeowners during the annual meeting.
  
- NOTE ... both of the proposals above are amendments to Article IV, Section 33 of the Declaration of Covenants, Conditions, Restrictions and Easements of Stillwater, Unit Three.

### **Fishing.**

- Motion (Sharon/Jerry)
  - The Board shall have the authority to adopt rules and regulations permitting fishing in the Association's lake along the water line adjacent to the Association's clubhouse and recreational facilities. Under no circumstances shall fishing be permitted between the lake's waterline and a lot owner's property line, or in any area where fishing is prohibited by this Declaration or by rule or regulation adopted by the Board. Fishing is prohibited in all other areas of the Association's lake, unless specifically permitted by this provision or by Board-adopted rules and regulations consistent with this provision. It is the intent of this provision to prevent an unreasonable invasion of privacy of owners owning homes along the lake. The Board shall have the authority to restrict and regulate fishing, and otherwise designate acceptable fishing areas adjacent to the clubhouse and recreational facilities to the extent deemed necessary to enforce this provision.
  - Motion failed.

### **New business**

#### Motion (Steve/Sharon)

- Accept proposed budget for 2016.
- Motion approved.

**Adjournment:** Motion to adjourn (Larry/Steve). Approved unanimously. Meeting adjourned at 3:20 PM.

**Next meeting:** 1/21/16 in the Suncoast Auditorium (on the campus of Englewood Community Hospital) at 1:00 PM.