



Mt. Royal
Airpark

COMPLIANCE AND FINES COMMITTEE MEETING MINUTES

May 9, 2024

6:00 P.M.

Microsoft Teams meeting

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COMMITTEE MEMBERS

Janet Simoneaux, Chair

Natalie Stamp

Marybeth Tocco

Becki Poston, Assistant Secretary

I. **Introductions/Opening Remarks/Call to Order Janet Simoneaux**

Chair Simoneaux called the meeting to order at 6:05 PM. All committee members were present.

II. **Discussion**

The objective is to establish a comprehensive "framework" that outlines the correct sequence of actions in the compliance and enforcement process. Additionally, research will be conducted to determine the maximum amount of fines permitted by law. The framework will be presented to the Board for their feedback and approval. If the Board requires further procedures to be defined, they will be determined in the subsequent step.

The following documents, reference tools and committee member suggestions are being utilized to help establish the framework and process.

- Example of HOA Violation Fines Policies and Procedures- Marybeth Tocco
- MRAPPOA Violation and Resolution Forms- Natalie Stamp
- MRAPPOA Violation Letter- Becki Poston
- Punta Gorda Example <https://search.app/dfwFfMswirPpc7Y97>
- Covenants and Bylaws Documents
- Chapter 720, Florida Statutes

Natalie Stamp outlined the current enforcement process in detail in Article XII of the August 2014 Amended and Restated Declaration, which is entitled Enforcement of Covenants and Abatement of Violations (See attachment) She also prepared suggestions for the Code Compliance Project, listing the committee's purpose, deliverables, and four project components and recommended who would work on which component (See attachment). Mary Beth Tocco volunteered to prepare any graphics the committee needed.

The Committee discussed Article VI, 2. Rules and Compliance Committee and its function. It also discussed Article IV, Section 23. Hearing. and the Rules and Compliance Committee's responsibilities.

Once the citations have been identified, the committee will convene to determine the offense's classification and divide it into Tier I, Tier II, and Tier III. Ms. Simoneaux reminded the committee that all corrective action in the correspondence must be clear and concise with a well-thought-out communication plan.

Next Steps:

- Ms. Stamp will review and identify potential violations in Article VIII, Architectural Review Requirements, and Article IX. Use Restrictions, Section 9.02, Aviation Activities.
- Ms. Tocco will review and identify potential violations of Article IX, Use Restrictions, except Section 9.02, Aviation Activities.
- The fines and violations will be discussed, and each violation will be classified by tier.
- Ms. Simoneaux and Ms. Poston will review fines and enforcement to see if there are areas that need to be reviewed by the Covenants and Restrictions Committee.
- The next meeting date is scheduled for May 23 at 6:00 PM.

III. Adjournment

Janet Simoneaux

The meeting was adjourned at 6:45 PM.