

HOA of Lynn Lake Special Meeting Minutes

Date: Thursday January 11, 2018 7:00pm

Location: Hillsborough County Sheriff's Office District III

7202 Gunn Hwy Tampa FL 33625

Meeting was advertised on website and posted at both Lynn Lake billboard signs.

Board members present: Kathi Saputo- Board President, Irene Perez-Vice president, Nhan Nguyen-Treasurer, Tina Sage-Secretary

Matt King, Ray Opperman -ARC committee

Murray McGilveary- ENSUVI Property Management Inc.

Meeting called to order at 7:00pm

Suggested changes to Declaration of Covenants, Conditions, and Regulations.

1. Remove any information regarding the developer.
 - Valid
 - do not believe this information will be removed, only "strike through" (ex. HOA). It should still be done if the information is no longer valid however; will not clean up the documents. This should be confirmed with a lawyer

*HOA members discussed whether this was a valid change and it was agreed that it should be striked through

2. On non-lake property, fencing material to include wooden and vinyl fencing, no chain link fencing allowed. Fence will be maximum of 6 feet. Color will complement the home, similar to the home's trim color; and stain options permitted for wooden fences, which mitigates warping and weather damage.
 - Valid
 - This however, needs to apply to all Lynn Lake properties. The color of fences is an ACC matter.

Discussed how this should be applied to all lynn lake properties and that the color will be approved by ACC based on approved color palette. Community voiced concern about fencing on lake property. Discussed adding finished wood and composite material for fence options. Fencing needs to be within city code.

3. On lake property, if passed, fencing will be 50%, such as picket fence, no greater than 4 feet tall. Color will complement the home, similar to home's trim color; and stain options permitted for wooden fences, which mitigates warping and weather damage. Chain link fences are not

permitted, except for the 2 grandfathered properties, which when fence needs to be replaced, it will change to the types above.

- Not Valid
- County ordinance allows fences up to 6 feet in the backyard. The color of fences is an ACC matter.
- Dividing lake and non-lake property requirements is not a good idea anyways, as it will cause dissention within the community. One idea is to include a clause that states "All exterior changes must be requested and approved by the ACC. Additionally, no approval will be given for any requested change that impedes the view of the lake from each neighbor or any other Lynn Lake property".

Murray noted that county ordinances supersede bylaws. The ACC needs to ensure that fencing does not impede neighbors view. Discussed current lake side fencing and whether proper paperwork was completed; whether fencing should come down if not repaired within a given time.

4. Clotheslines are permitted, with restrictions of not being seen by others, and removed when not in use. (Florida Green Law)
 - Valid
 - May want to specify what type of clotheslines are allowed.

Discussed whether to specify types of clotheslines approved, including ones that can be removed when not in use or collapsible. Discussed color of clothesline.

5. Paint colors for body of house, color of trim, color of garage doors, color of doors, as determined by the Architectural Committee and approved by the Board.
 - Valid
 - This is the current procedure and should be added to the governing documents.

ACC submitted 75 approved body colors, 10 trim colors and 10 door colors to choose from- Sherwin Williams. Discussed need to submit request to re-paint home and if current color is not within approved color palette, that color within approved palette should be chosen. Distinguish the terms touch up versus re-paint. Touch ups do not require approval.

6. Garage doors may match the body of the house color, trim, or be wood look.
 - Valid

Discussed eliminating "wood look" and just keeping it to match the house color or trim.

7. Adjacent houses may not be the same colors.
 - Valid
8. Electric trolling motors permitted on small craft in the lake. (quiet and non-polluting, green friendly)
 - Valid
 - This change needs to be discussed with the insurance company to determine liability issues.

Murray plans to contact the insurance company to find out more information on liability concerns. Discussed specifying what size a "small" craft would be.

9. Small storage sheds, not able to be seen by others, either by fencing or landscaping.
 - Valid
10. Location of boats, small water craft may be placed on lawn near water's edge, as long as landscaping around the boat is kept cut and clean.
 - Valid
 - This however, may present a messy appearance within the community around the lake.
11. Child playgrounds, wood designs are permitted on the rear of the property, unless approved by ARC to place on side of property, as long as setbacks are kept.
 - Valid
 - Individually owned children's toys/playgrounds should only be placed within a fenced area for both aesthetic and liability purposes.

Discussed aesthetics and that playgrounds need to be maintained.

12. Basketball backboards are not permitted on any home. Moveable basketball backboards are permitted.
 - Valid
 - The storage of these, when not in use, needs to be addressed.

Discussed where basketball backboards should be stored when not in use. Discussed distinguishing permanent vs. non-permanent structures.

13. Rear decks on the lakeside property must comply with current lake set back requirements.
 - If current lake set back requirements are already in place, this also applies to rear decks. If not, set back requirements need to be established.

Murray plans to check with laws.

14. Rain barrels are permitted, if not seen by others, and are kept covered to prevent populating mosquitos. (Florida Green Law)
 - Valid
15. Temporary hurricane/tropical storm shutters/plywood coverings are permitted the week before the expected date of the hurricane/tropical storm making landfall in our region, and must be removed within one week of the passing of the hurricane/tropical storm. Permanent roll up storm shutters on the back of the home (sliding glass doors) are permitted that blend in with the trim color of the home.
 - Valid

Discussed adding the with the exception of another storm.

16. Vertical ribbed roofing and corrugated roofing are not allowed.
 - Valid
 - The ACC still must uphold the desired look of the community. Roofing materials may be made of various materials, as long as they emulate the existing roof styles within the community.
17. Individual garage sales are not permitted. Community will hold 2 garage sales annually, set by the Board.
 - Valid

- I would suggest limiting private garage sales to twice per year instead of banning them completely and have one community garage sale per year. The month should be identified.

18. Renters/lesers need to have a background check performed for the HOA, and results approved by HOA prior to owner renting/leasing home.

- The HOA should not be involved with approving renters/lesers for liability purposes. The Fair Housing Act protects renters from discrimination. Requiring a copy of the background check from the owner is reasonable however; specific criteria needs to be identified (ex. Convicted felons and pedophiles will not be authorized to lease within the community.)

Murray plans to ask the lawyer about this. Community members discussed how requesting a background check is reasonable. Discussed whether homeowner is responsible for completing background check. Discussed identifiers that should be included in background check.

19. Florida Friendly Landscaping principles are allowed in landscaping plans.

- Valid
- As this is governed by Florida statutes, only the general statement and reference needs to be added. "Florida Friendly Landscaping principles are allowed in accordance with Florida statutes 373-185". The Architectural Control Committee needs to be familiar with these principals.

20. Turf should be cut, no higher than 5 inches, and edged regularly and utilize weed control to maintain a consistent appearance for the community.

- Valid
- I would rephrase to "Grass height will not exceed 5 inches. Grass will be edged along driveways, sidewalks, walkways, and streets. Grass clippings will be picked up."

Discussed maintenance of the sidewalk. Inspection once every 3 years vs once per year.

21. Replace dock.

- Not Valid
- The dock was just replaced.

Discussed adding four posts on the corners to reinforce the dock due to hinges wear and tear.

22. Do not replace dock.

- Not Valid
- The dock was just replaced.

23. Boats should be less than 16 feet.

- Valid
- To avoid the ACC from having to go out to homes to measure a boat, consider "no boats, campers, or trailers are authorized unless kept within the garage."

24. Remove management company.

- Not Valid
- The hiring of vendors or managers is regulated by Florida statutes and cannot be overridden by a community's governing documents.

25. Improve communications from management company.

- Not valid
 - This is a personal complaint that needs to be addressed and not something that should be included in a community's governing documents.
26. Better appeal process to include arbitration and/or mediation.
- Not valid
 - Florida law already allows arbitration and/or mediation as appeal options. This is not a valid item to vote on.
27. Allow small fences on lake side property.
- Not Valid
 - County ordinance dictates fence heights.
28. Small storage sheds in backyard.
- Valid
 - suggest two caveats. 1. Sheds must be kept clean and free from repairs. 2. No part of the shed can be seen from the street or by neighbors. Number 2 will automatically imply a height of 6 feet or less, as backyard fence heights are regulated by county ordinances.

Murray will look into legal take on this.

29. Concerned about liability for HOA if background checks are performed on renters. What would be the reasons why they would be denied?
- The HOA should not be involved with approving renters/leasers for liability purposes. The Fair Housing Act protects renters from discrimination. Requiring a copy of the background check from the owner is reasonable however; specific criteria needs to be identified (ex. Convicted felons and convicted pedophiles will not be authorized to lease within the community.)
30. Newer roofing materials should be allowed, such as metal roofs that mimic regular roofing materials, or mimic tiled roofing materials, and photovoltaic shingles (solar).
- Valid
 - The ACC still must uphold the desired look of the community. Roofing materials may be made of various materials, as long as they emulate the existing roof styles within the community.
31. Community members discussed whether anyone on lakeside has the right to build their own dock. Discussed making them standardized.
32. Discussed using the money from reserves for a water fountain and/or bench area.
33. Discussed standards for landscaping. Community member discussed concern with the landscaping rocks rolling from the common areas.

Additional Suggestions:

1. Specify a measurable criterion for cleanliness of driveways, sidewalks, home siding, and roofs.
2. Include the street gutter as the responsibility of each homeowner.
3. Determine a legal description of terms "permanent" vs. "non-permanent" and "touch-up" vs. "re-paint"

Meeting adjourned at 8:47pm

Kathie Saputo

W/MS

Lin J