

Magnolia Terrace HOA
Fine Committee Meeting
October 1, 2020
Meeting held at: 16412 Magnolia Bluff

Minutes

Meeting called to order at 12:00 noon by Deb Perlet, Chairperson.

Attendees: Fine Committee members Deb Perlet, Neil Barnhill, Thomas Martin were present and Bert Hayne represented the HOA Board of Directors

New Business:

- List of frequent violations with associated fine amounts.
Background: *The HOA Board of Directors decided to put together a list of common violations and assign a dollar amount for each particular violation. This may be handy in the future if a need for fining an HOA member is warranted. If the Fine Committee votes to agree on these dollars per day fines, we will disseminate this information in an October 2020 Newsletter as well as post it on the HOA website.*

Fines unanimously APPROVED by the Fine Committee members on 10_1_2020

- Violation citing the owners of, 16346 Florence Oak, with parking an RV in their driveway located at overnight on (3) separate occasions (pictures provided):
Background: *When the new board took over in June/July 2019 time frame, most of us were unaware the process for subject fine was initiated. All except for Thomas Johnson, who remained on the board as President. Thomas never brought up the fact that it was in the works so when Richard Collins lodged his complaint, to most of us it came from out of the blue. At the time of the pre-suit mediation, Thomas had already resigned as HOA president so we had to do some research in older files to fine the info and pictures as to get all the details together. I am attaching a scanned copy of the Mediation Settlement agreement, along with the letters that were sent to the Thompson's, as well as the pictures Richard took just before he got voted off the board. There are 6 pictures, but we've ascertained that this is only a 3-day period where Richard, took evening and morning pictures to ascertain the trailer was in violation of the covenants by being parked overnight. Florida Statutes require a final letter to be sent to the homeowner giving them the opportunity to be at the Fine Committee meeting to argue against a fine. The owner must receive the letter 14 days before the committee meeting. This never happened. In addition, the trailer was sold about the time the mediation was scheduled so the Thompson's don't own it anymore. We discovered another important piece of information a few months ago. The owners of 16325 Florence Oak also had a trailer parked in the driveway for a period of about two years, according to them, which would have overlapped the*

time the other trailer was parked in the driveway. However, the HOA never lodged a complaint against them, which could be viewed as "selective enforcement" against the Thompson's, a violation of the HOA laws of the state of Florida.

Fines unanimously DISAPPROVED by the Fine Committee members on 10_1_2020

Meeting adjourned.