

MINUTES OF
EAST LINDEN ESTATES
September 14, 2022

The East Linden Estates Board of Directors held their monthly meeting on Wednesday, September 14, 2022 at the Elks on County Line Rd. The meeting began at 7:00 pm with a pledge of allegiance to the flag.

Board members in attendance: Johanna Garcia, Joan Roberts, Sharon Steck, Laura Diehm and Frank Artura, the board appreciates those residents in attendance.

A motion was made by Johanna to accept the minutes from March and April and second by Frank, all in favor. Johanna mentioned that the board will commence without interruptions from those in attendance, residents may pose questions after board business is completed.

Financial reported from Johanna submitted from Joan. Johanna explained we've done very well. We've collected \$6000 check for 13 yrs of back dues, \$2000 for five yrs dues, \$477, \$300, fines, \$2500 violations, \$500 estoppel checks, total \$11,927.00 Johanna made a motion to accept the financial and seconded by Laura, all in favor, there were no questions.

Maintenance: On July 4th, we had found out about some residents renting their homes on AIRBNB and VBRO by a notification about a resident's lawn not being cut. SILAS CT Terry went to Silas Ct. to inquire and a rentor acquired the home on VBRO. We went back to the home, the board explained this is not allowed. The homeowner paid the \$500.

One at 470 Florian Way, had been rented for eight months and paid \$2500 violation. They didn't cancel the bookings and was threatened by the realtor. This homeowner was renting for \$350 per night along with a \$250 cleaning fee.

Another home at 14592 Linden Dr. was rented from Sept 1st for \$6600 a month. The homeowner was informed to cancel the booking asap, and if they didn't they would be subjected \$1000 fine for violation. The homeowner was belligerent, stating they would just pay the fines. Johanna stated that they then would receive a \$4000 fine and \$1000 for violating the violation, besides legal charges. This home went up for sale within a short time. Frank expressed that this homeowner was given permission to rent for one year do to health hardship. The board granted this but instead have turned to rent on AIRBNB. They are being fined \$1000.

Johanna stated there are approximately twelve websites for rentals, that we cannot monitor this along with other ELE responsibilities. We have hired two residents who will monitor all the websites for rentals, this has to be checked constantly.

All residents sign a document at closing stating they cannot rent out homes until they live here for two years. Thereafter, they have to request the board's approval for renting. Our covenants state we can only rent a minimum of (1) year leases.

Sharon Steck who monitors Nextdoor for ELE, posted that any AIRBNB rentors will received a \$5000 fine for violating the covenants. Some ELE residents felt that we don't have the right to fine them and question how we came up with the amount for the fines. One felt it more important to allow residents to rent than to enforce our covenants, disapproving the boards securing our community.

The board has decided to follow and abide by the Florida Statues 720 HOA

The BOARD can impose \$100 per day up to \$1000 per violation (3 violations \$300 a day, \$3000) and if not corrected within 15 days, starts again. Homeowners have 15 days to call for a hearing on the board. Unfortunately, the \$250 is now \$1000. ELE was lenient at \$250 a month and 30 days for corrections.

Also, any resident that has a violation will not be allowed to use the common areas, and no improvements will be accepted until fines paid.

This will be posted by each mailstation.