

Statement for the record at BOD meeting, April 25, 2016

At the board's request to develop a plan to proceed with the outstanding issue of fines against lot owners, I am making the following report. After my statement I request that the board accept my report and enter it into the minutes.

After extensive investigation into the files in both the storage unit and the official files that I retrieved from Space Coast Property management it was discovered that the fines process used by the previous Board of Directors did not follow the template provided by legal counsel on how to follow FL statute. Therefore, because this was not followed, no fines exist.

Further, fines are unfortunately not lienable and are difficult to collect even when appropriately charged to a lot owner. As such, this board will simply turn to counsel when necessary as a final demand and if compliance is not met, the owner will be invited to mediation that will be set by counsel. Mediation will be the one opportunity for the owner to settle the issue prior to the community proceeding further. At the point of mediation the owner will be charged with any legal costs involved. The goal will be for the owner to comply at the point of receiving a letter or after receiving the attorney's final reminder and plea.