



## Board of Directors Meeting Minutes

7:00 PM December 28, 2021

Minutes recorded by:  
Ryan Neenan

\*\*Due to continued COVID-19 issues, this meeting was held online.\*\*

### Board Members Present:

President - John Scagliotti;  
Vice-President - Rich Klein;  
Secretary – Ryan Neenan;  
Sgt Arms - Lou Lombardo;

### Not Present:

Treasurer - Alissa Weiss;  
Alternate - Bob Geis

### Others Present:

Rebecca Rivera, Sandy Lombardo

## Item 1: Short Term Rental (STR) Ban and Long Term Rental (LTR) Rules and Regulation Overview

1. Review: Vote to ban STR was accepted last meeting. Notified attorney of vote. All three townships have been notified.
2. Updated Rules and Regulations for Renting have been distributed via email. They have been recently revised by our attorney. What further questions or issues do we need to discuss?
3. Ryan: question about STR and LTR wording and length of time. John has forwarded to attorney.
4. Fine Structure. New rules state “fines set by board” but right now by-laws establish a fine structure. Need to ask the attorney – what can we do to change? Does the statement in the LTR regulations contradict what the by-laws say?
5. If we do change the fine structure, how much do we change it by. Does the attorney have suggestions?
6. Our fine structure talks about first offense. What does that entail? One rental, or one day of rental? For example, Hemlock Farms mentions fines per DAY rather than instance.
7. Need fine structure to be punitive and as easy as possible. Everyone is in agreement!
8. Lou: need to maintain and enforce that property owner is responsible for everything tenant does.
9. If renters are continually drawing fines, can we establish a procedure to take away their right to rent? This would involve setting up a “so many fines in a certain time” limit. John will ask Attorney how to add this.
10. Fee structure: One fee per instance of lease. Fee would be charged again at renew of lease.
11. What should fee be? How much? This needs to be further discussed.
12. Motor vehicle definition (Lou) should we be specific with campers, trailers, and boats.
13. Typos corrected in document (Sandy)
14. Who signs off on the lease application? – treasurer since they have to check if they are in good standing?
15. What are avenues to go about if STR people do not stop? John: immediately consult attorney and go from there.
16. John: Want a complete mailing to go out with fee and fine structure.
17. Thanks to John for all his hard work!

18. John will forward questions to attorney. He will compile final results and send to board via email for comment. He request all board members reply via email about the changes. Once all questions are answered, it will be sent to Ryan to compile and Alissa to mail out to the association.

With no other business, the meeting was adjourned at 7:45 PM.

Respectfully Submitted,

Ryan Neenan

Secretary