

Update on the current status of the Short Term Rental issue

Aug 3, 2018

Steve Engledow, Patrick Futterer and Sam Heidt met with Peter Kristian on August 3rd to better understand how we will move forward in a positive way to address the Short Term Rental issue. It was a good meeting and Peter, the Board and our group now have a plan outlined to accomplish our goal of a covenant change to control the STR problem!

The following emails were exchanged between Peter Kristian and Steven Engledow and Patrick Futterer. Peter responded with the two paragraphs below and also answered all questions that were asked in the email from Steve and Pat. **Be sure to read both emails** below to get a complete view of what was asked and what Peter and the Board intend on accomplishing.

Peter and the Board will need our help to get this important job done.

From: Peter Kristian
Date: August 1, 2018 at 3:11:49 PM EDT
To: Patrick Futterer
Cc: Steven Engledow
Subject: RE: Short term rental info

Patrick- Thank you for your email and input-See my answers/Comments below. This process will take nine months to a year to complete and must be done properly and legally by the numbers. We will be sending out a survey to educate residents and get their input. That will go out in the coming weeks. Meanwhile we will be working with our attorney on language for the proposed Covenant Amendment. Once crafted and approved this will be presented to the community in the fall at three different community meetings for exposure and to further educate the property owners, We will be using Plantation Living, Emails Blasts as well as the Annual Meeting Mailing for information and education.

Once we have all of this lined up we will be asking volunteers to speak to their neighbors about voting in favor before the Balloting is opened and when the balloting is opened in February of 2019. If we don't get the number of "yes" votes required we will also ask trained volunteers to go door to door or call to ask the Property Owners who have not voted to vote electronically or in the alternative sign an approved petition approving the amendment.

Peter

From: Patrick Futterer
Sent: Wednesday, August 1, 2018 12:45 PM
To: Peter Kristian
Cc: Steven Engledow; Patrick Futterer
Subject: Short term rental info

Peter please send this to all the board members: Thanks

Good afternoon Peter, we would like to thank you for taking time to meet with us today. In our meeting we talked about some bullet points that we feel as Homeowners need to be included in the information that the POA sends out to the property owners. Here is the list of information we feel is very important to get out to the property owners.

1. Inform the homeowners that some homes in the plantation are being rented or portions (single rooms) of their home rented as short term rentals. These are rented out through VRBO (vacation rental by owner), real estate companies, and craigslist to mention a few. These rentals are ranging from nightly rental to weekly rentals. They are using their residential property as a business for profit. In the covenants there is a clause about 9 months or longer rental are permitted.

The Courts have not supported that renting a room in your home like Airbnb or vrbo is a business use of a home. Good suggestion about education that we will take under advisement. I have been given direction from the Board to send out a survey of the residents. It is not a vote but a means of education and gaining community support.

There is not a "Covenant" that states that leases must be 9 months or more. That is a Rule that was passed by the Board.

2. Explanation of the issues of allowing STR's

We have the following community meetings set up for the fall: Coffee with Peter Septembers 27 where this will be an agenda item. a Meeting on October 11 at 10:00 at the Plantation House with the Board of Directors for the sole purpose of presenting information on Short Term Rentals and the results of the input from the survey and the draft language for the proposed Amendment and then a Coffee with Peter on November 15 where short term rentals will be one of the agenda items. We are also be happy to meet with small groups of residents as this process moves forward

3. Educate the homeowners of how allowing STR's will affect their homes value, security, noise factors, insurance issues for both individual owners and the POA's liability.

That is a small number of property owners and educating such absentee owners will needed to be done via Plantation Living and Email Blasts with some nuances.

4. Also inform the homeowners that the current covenants do not address the restriction of STR's.

I believe they know this already from the Media, Social Media and the email blasts we have sent out. That will also be covered at the meeting, Plantation Living articles and the Annual meeting mailing.

We would like to assist you in coordinating a media blitz to include emails, postal mailings, POA website, Plantation Living, media boards, and a door to door campaign is needed to inform the homeowners prior to the survey vote being taken so they vote with a full understanding of the issues.

The initial process will be part of the Annual Meeting process which will include the voting for the Board members and for the Amendment. We will use Plantation Living as well as email blasts to educate prior to the actual vote which will keep open so if we don't get the necessary number of "yes" votes we can then use volunteers to canvas homeowners. Such individuals will need to be trained to go door to door and given a script by the POA Board members and Staff. These folks must be trained properly to get the right signatures and what they can say and can't say if they represent the HHPPOA.

At this time we respectfully request a special Board of Directors meeting be held in the very near future to address these crucial issues.

The Board has scheduled a Special Board Meeting for October 11 and will invite the entire community.

We also request to be placed on the agenda of the regular scheduled Board Meeting to help follow up on this issue.

I will forward your request to the Board President.

We look forward to working with the Board, the concerned neighbors, and yourself with this issue to help protect our wonderful community.