

Pottsburg Crossing Condominium Association, Inc.
Board of Directors Meeting
January 7, 2014 5:00 p.m.
Pottsburg Crossing Pool Cabana

I. CALL TO ORDER

The meeting was called to order by Patty Johnson at 5:05 p.m. and a quorum was established. Proof of Notice of the meeting was mailed to homeowners and posted in accordance with statutory guidelines.

II. ESTABLISHMENT OF QUORUM

Present were: Patty Johnson, Eden Martin, and Sarah St. George; Kathy Melton represented The CAM Team.

Homeowners present: Lori Linares (1301).

III. NEW BUSINESS

A motion was made by Sarah St. George to accept the Vehicle Limits Policy as presented. Eden Martin seconded. None opposed and the policy was adopted. Notice will be sent to homeowners and tenants that the policy will be in effect starting January 17, 2014. A copy of the policy is attached to these minutes.

IX. ADJOURNMENT

The meeting was adjourned at 5:11 p.m.

I hereby certify that this is an accurate and factual presentation of the Minutes of the Board of Directors Meeting held on January 7, 2014.



Patty Johnson, President

Proposed Vehicle Limit Policy

Any Parking Space which is not assigned to a particular Home may be reserved by Developer for the exclusive use of Developer and its agents, contractors and lessees for so long as Developer owns one (1) or more Homes. Any unassigned Parking Space which is not reserved by Developer as set forth above is available solely in accordance with the rules and regulations promulgated by the Board.

Parking Spaces which have been set aside for the exclusive use of a Home Owner shall be Limited Common Elements and shall be maintained, repaired and replaced by the Association pursuant to Article 19 of this Declaration. The use of the Parking Spaces may be regulated and limited by rules and regulations promulgated by the Board.

As indicated in the Pottsburg Crossing Declaration of Condominium, the unassigned parking spaces throughout the community, as well as those designated for the exclusive use of the resident (garages and driveway) are regulated and limited by rules and regulations promulgated by the Board.

Pottsburg Crossing was not designed to allow for an unlimited number of vehicles to be parked on the property. It has come to the attention of the Board of Directors that many residents have more vehicles than they have licensed drivers in the unit. These extra vehicles, both cars and motorcycles, are being parked or stored at the unit, causing the resident to park another vehicle or in some cases, more than one vehicle, in the unassigned community parking spaces. At the present time, there are 9 units that use the community parking spaces because they have more vehicles than licensed drivers in the unit. Because so many of the community parking spaces are being occupied by residents that have more vehicles than they have licensed drivers in the unit, the Board must limit the number of vehicles that each resident is allowed to park on the property as indicated below.

The number of vehicles each resident is allowed to park in the unassigned parking spaces throughout the community is limited to the number of licensed drivers residing in each unit as follows:

- **1 licensed driver residing in the unit with 1 or more vehicles – Must park at their unit, none allowed in the community parking spaces.**
- **2 licensed drivers residing in the unit with 2 or more vehicles – Must park at their unit, none allowed in the community parking spaces.**
- **3 licensed drivers residing in the unit with 3 or more vehicles – Only allowed to park 1 vehicle in a community parking space AFTER FIRST PARKING ALL OTHER VEHICLES AT THEIR UNIT.**
- **4 licensed drivers residing in the unit with 4 or more vehicles – Only allowed to park 2 vehicles in the community parking spaces AFTER FIRST PARKING ALL OTHER VEHICLES AT THEIR UNIT.**

If the residents of a unit have fewer cars than licensed drivers residing in the unit, they must park 2 vehicles at their unit BEFORE USING A COMMUNITY PARKING SPACE.

1st violation – ticket, 2nd violation – towed without warning at the owner's expense.

Vehicles include, but are not limited to, cars, trucks, vans, SUVs, motorcycles, motorbikes, mopeds, and recreational vehicles such as golf carts and all-terrain vehicles (ATVs). ALL vehicles parked anywhere in the community, must bear a current, valid tag. Vehicles that have an expired tag (30 days after the month of expiration) will be towed at the owner's expense.

Policy Adopted by the Board of Directors – January 7, 2014