

BIHOA AD HOC SAFETY ISSUES

BIHOA formed an Ad Hoc Safety Committee to discuss and try to resolve safety concerns within the community as expressed by many residents. We met with Ron Juneman, Bay Indies Manager on April 27, May 19 and June 29 2016. The issues addressed were:

Speeding and ignoring stop signs

Speed Tables

Increased Police presence in the Park

Night time safety and homeless using park facilities

Unauthorized short term rentals (Bed and Breakfast)

Other unauthorized people using the facilities (rooms and pools)

Use of wrist bands

Lack of lighting which has been on-going problem for several years

Crumbling bike paths

At the April 27 meeting we were advised:

- 1, Work on lighting was a top priority
2. Management had a plan to provide local security at night for 175 shifts of five hours per shift and we were asked to poll responsible people to see how they would react to the word ‘random’ which we understood to mean security would not be rigidly shifted but would be random as to the times of patrol. We reported back to Management that the reaction to the word “random” was adverse as people thought it meant occasionally. We suggested the words “on a trial basis” be used instead.
3. That an employee had been assigned to monitor the spas for late night use. We encouraged this action as late night spa parties have been ongoing both by residents and non-residents.
4. Management would have an article in the Bay Indian saying that speeders and those who ignored stop signs could be reported to the Office for follow-up action.

During the discussions the committee members suggested signs on pool gates reminding patrons to lock gate behind them and signs on umbrellas to “close when finished using” to protect them from wind damage.

It was decided that a meeting with Venice City Councilman Cautero and the Police Chief what Police could do for Bay Indies.

May 19th meeting we continued with the following:

1. Speeding and stop signs. We queried management as to why there was no article published concerning violators especially since we were advised that they now have a computer program to track license plate numbers to identify owners of vehicles.
2. We advised that pool problems were becoming more frequent. Service Committee would detail the problems in an upcoming meeting along with resident RCFs.
3. We arranged for the Police Chief meeting and advised management of the date.
4. We asked about the night time patrol plan and if it was approved by upper Management and suggested that signs stating “premises patrolled” would benefitted. The answer we received “Not yet approved.”
5. We asked if Mark had completed the signs for the gates. The answer was “No.”
6. We were advised that some bike path areas would be in 2017 Cap X requests.
7. We asked if Management was willing to work with HOA to have a new rule prohibiting rentals of less than one month duration as a way of eliminating the B&B business that were being promoted at various internet sites.
8. We asked if Zacapa corner would be addressed. The corner is dangerous needs some re-designing. Ron said he would come to discuss at a future date.
9. We suggested that areas such as spas, gates, exercise room doors, etc. be secured at night to prevent unauthorized use.

June 29th meeting:

This meeting was held immediately after the Service Committee meeting.

The Service Committee meeting had spent time on issues of lighting, unauthorized short-term rentals and lack of pool supervision and the RCFs resulting from frustrated residents.

Several issues discuss in April and May were raised again. George Alexander suggested that Management reach residents by issuing a letter that the HOA, the Coordinating Council and some clubs could send by e-mail to park residents. Also that a letter be included with the announcement of rate increases in September.

Dick Lovelace asked if the plan for pool security had been reviewed and approved. Ron stated that his plan for pool security was included in the plan for night patrols would start in the Fall, if approved.

Dick further stated that the problems occurred when Management is not on premises on the weekends. Emphasized that there should be a visible presence and monitoring on weekends.

August 11th meeting with BI management, Regional Manager and Regional Vice President, HOA attendees Dick Lovelace, George Alexander (via speakerphone) and Joan Sass.

As of this date:

1. Signs have been installed on the gates.
2. Spas and other areas have locks.
3. No visible presence at pool. Management was “stopping by” for a few minutes.
4. Bed and breakfast rentals had been curtailed as a result of the Service Committee monitoring the websites and advising Management when they were occupied. There was a concern that the home owners were running a business from their homes.
5. No letter written for distribution
6. No articles telling people about speeding or what behavior is expected at the pools have been published.
7. HOA has followed the Nelson Procedure which moves issues up the Management ladder if not resolved, yet as of this date no response from Management or the Regional Manager, therefore the Regional Vice President was in attendance.
8. In the first week of October a scheduled meeting with Councilman Causero, the Police Chief, Mr. Ed Lavalle, City Manager regarding a pilot program with the City of Venice and ELS providing patrols in Bay Indies.

We were advised by the Regional Vice President at this meeting that our Prospectus does not include security patrols. Also their legal counsel advised that they could not provide us such security. We submitted a spread sheet from the

Service Committee of the websites and addresses of the homes that were being rented as bed and breakfasts. We were advised that there is no violation except for approval and that they have been aware that this was happening in many of their communities. We were further advised that it was not a business as home owners could rent out their homes. We submitted that as a result it was changing the community from a 55 and over resort to a vacation property with constant change in the residents.

Despite our presentation and a plea for a resolution/remedy. The Regional Vice President offered that BI Management would write up an article for the Bay Indian delineating the Rules and Regulations and would register and provide wrist bands for all residents by mid-September.

She also suggested that maybe the locks could be changed at intervals.

We came away from the meeting with the full understanding that despite our efforts and four meetings, we would not be provided the security for our community. We were advised to call 911 on weekends, knowing full well unless there was a criminal issue, the Police do not enforce our Rules.