Jockey Club Bylaw Committee

# Meeting Minutes

# June1, 2017

## Opening

The regular meeting of the Jockey Club Bylaw Committee was called to order at 6:00pm on June 1, 2017 in Jockey Club Clubhouse by Jenny Iiams

## Present

Jenny Iiams, Chair, Kevin McNeil, Barb Wolf, Secretary, David Casarsa, Board Liaison

**Old Business**

The committee reviewed the changes made to the By-laws with a discussion about voting. No additional changes were made. There were two committees added to Article 12 and they are:

 **Welcoming committee**: This committee will see that the new residents are made aware of the By-laws and the Declaration of Covenants

 **Beautification Committee**: In addition to helping beautify common areas they will be looking to award the “Yard of the Month”

## New Business

Review of the Declaration of Covenants as follows:

**Page 1**, first paragraph “non-profit” was changed to “not-for-profit” Also the third Whereas “Chapter 712 was corrected to 720.

**Article I Definitions**

**Section 5** the word any was removed

**Article V**

 **Section 2**. **Purpose of Assessment** Clarification on adjusting Annual Assessments requiring a majority vote of the membership in person or by proxy at a properly called membership meeting.

**Section 4. Special Assessments** Reworded to reflect the changes in the By-Laws requiring a “special Assessment” to be approved by a majority vote of the membership.

**Section 7. Effect of Nonpayment Assessment; Remedies of Association** Amended to ten business days

**ARTICLE VI**

**Section 1 Appointment of Committee** Addition of **“**in such a manner as to preserve and enhance values and to maintain a harmonious relationship among structures and the natural vegetation and topography.”

**Section 2. Review by Committee** Reformatted to read: The Committee, in its review of all proposed construction, modifications or alterations, shall be guided by the following standards of environmental control, to-wit: those included in Article IX hereof, and any additions permitted by the City of North Port will not require additional permits from the Jockey Club with the exception of building additions or structures, yard enclosures, or permanent concrete work.

1. Application for a permit must be made on a form specified by the Association.
2. Applications shall be accompanied by a sketch showing the dimensions of the proposed improvement with respect to existing structures and with respect to all property lines.
3. The application shall also specify the materials to be used in construction, the manner or method of construction, and shall illustrate the type or kind of finish or appearance to be exhibited when the project is finished.
4. Applications must be given to the Environmental Control Committee. This committee will review the application and respond in writing within ten (10) business days. No verbal consent or denial may be given.
5. If the committee shall deny a permit, it shall state, in writing, the reason(s) for the denial.
6. The applicant has the right to appeal to the Environmental Control Committee.

The applicant has the right to appeal to the Board of Directors if the appeal to the Environmental Control Committee is unsatisfactory

1. **Architectural Control** 45 days was changed to 10 buisness days for consistency
2. **Environment Control** changed to read: The ECC shall recommend, to the Board, the adoption and amendment of standards, rules and policies in order to maintain the quiet enjoyment and protect the value of the properties within the community and promote the health, safety, and welfare of the residents.

**Section 4. Variances**. Changed to read: The Board or the ECC, with the consent of the Board of Directors, shall have the right and power to grant variances from the provisions of this Declaration and from the Association's rules and regulations for good cause shown, as determined in the reasonable discretion of the Board. No variance granted as aforesaid shall alter, waive or impair the operation or effect of the provisions of this Declaration in any instance in which such variance is not granted. Any variance can be revisited or rescinded by the ECC at any time.

**Attorney’s Fees** was changed to Section 5

**ARTICLE IX UNIFORM GENERAL REQUIREMENTS**

**Section 1. Residential Lots; Use and minimum Square Footage Requirements** Changed to “Not to exceed one story in height

Bylaw Review Committee discussed Sects 2,4,5 and 7 below and agreed to discuss these sections in more detail at the next meeting on 06 July 17.

## Agenda for Next Meeting

Continuing discussion on the Declaration of Covenants beginning with Article IX

## Adjournment

Meeting was adjourned at 8:05 pm by Jenny Iiams. The next general meeting will be at 6:00pm on July 6, 2017, in the Jockey Club Clubhouse.

Minutes submitted by: Barb Wolf