

**Sun Ketch II Condominium Association**  
**General Board Meeting**  
**Thursday, January 11<sup>th</sup>, 2024 at 6:00 p.m.**

**Call to Order/ Verify Quorum** at 6:00 p.m. the meeting was called to order by President, Kelly Braaten. Directors present: Kelly Braaten, Steve Dollenmayer, Christine Cengel, Bill Figiel and Paulette Rose. All Directors present, quorum met.  
Guest: Phil Colettis representing Ameri-Tech.

**Officer Reports:**

Financial - Dollenmayer stated that the 2023 Budget came in \$5,200 under. Water, sewer, and trash invoice timing resulted in only five invoices instead of six (billed every other month). If six invoices had been received in 2023, we would have been over \$15,000. Increased costs were our electric due to pool heater, cable and maintenance. Reserves are fully funded and are in three different banks. Received cost appraisal required for amount of insurance required to rebuild. Total insurable value increased from \$20M to \$25M which will drive up insurance premiums in 2024.

President - Braaten reported there are 12 lentils left to be fixed. The permit is at Treasure Island City Hall. Homeowners will be notified **approximately** 10 days prior to the start of the project, possibly the end of February. HGTV ruined 4,000 feet of our grass while doing their home project. It will cost \$8300 to repair. Braaten has submitted a request for payment and expects to receive. Scott Vignery will advise via letter when the repair will begin.

**Other Business:**

Current Rental Regulations: No unit may be rented for a period of less than 30 consecutive days, and are limited to six times a year. This includes guests staying in units when unit owners are not staying in the units, at the same time. Tenants and their guests must follow all rules.

Unit owners are required to provide tenants and guests with a copy of Rules and Regulations. Unit owners are responsible for their tenants and guests.

Unit owners must provide tenants and guests names, phone numbers and e-mail address to the Property Manager, as well as the name of the rental agent and agency handling their property. If the unit owner rents their property without the approval of the BOD, and does not pay the management company to run background checks, the unit owner will be FINED. **If a unit owner allows any short term rentals, immediate fines will be placed on said homeowner.**

The Board discussed changing rental periods. Dollenmayer suggested 30 consecutive days, 4 times a year be increased to 3 consecutive months, four times a year. And, if rule is violated, no rentals allowed. Phil Colettis advised most Condo Associations are using 3 months, once a year only. After discussion all Board members agreed on 3 consecutive months, twice a year. The attorney will be asked to write the language for the rental regulation. Also, the home owners will **be required** to vote. They will be sent a letter and or email with this information, and also asked to update their **contact information**.

**Pet Allowance and Enforcement:**

Current pet rules and regulations: No animals, except for one dog, 30 lb. weight limit, and two domestic cats, may be housed in any unit, **this includes visiting animals**. In no case may any animal, bird, or reptile of

any kind, be raised or bred in any unit. No reptile of any distinction is allowed. In addition, in no event will any dog whose breed, purebred or mixed, that is noted for its aggressive nature be permitted on the premises, **including visiting dogs**. These breeds, or any mix of these breeds, are:

Akita	Alaskan Malamute	American Staffordshire Terrier	Bullmastiff
Chow Chow	Doberman Pincher	Great Dane	German Shepherd
Pit Bull	Rottweiler	Presa Canario	Staffordshire Bull Terrier and Wolf Hybrid

Dogs and Cats must be on a leash while outside of the unit, including the driveway, at all times. Owners must pick up pet waste and properly dispose. Animals must be confined to the unit and are not allowed on the lanai, stairway, or the upper, middle, and lower landings if the owner is not at home.

Emotional Support Animals provide support through companionship and can help ease anxiety, depression, and certain phobias. Emotional support animals may be any type of pet, and are not recognized as service animals under the Americans with Disabilities Act.

Owners with emotional support dogs must supply confirmation letters from their doctor, **and pictures of their pet every year**.

If Owners are not compliant with these any of these pet rules, they will be fined.

**Pond Discussion:**

A complaint suggesting improper use of chemicals has caused damage to the plants in the pond. The water in the pond is shallow, heats up in the summer, which causes algae, then the pond must be treated. **All Board members agreed to continue treating the pond.**

As stated in our rules and regulations no feeding of birds, ducks, squirrels or other wildlife is permitted. **Fining letters will be sent out for those breaking this rule effective immediately.**

**Adjourn:**

Braaten moved to adjourn the meeting, Cengel seconds. Meeting was adjourned at 7:30 p.m.

Minutes prepared by:

Christine Cengel, Secretary SKII

01/24/2024