



## NOTICE OF BOARD OF DIRECTORS' MEETING

Wednesday, June 25, 2025 @ 6:00 pm

7845 Berkshire Pines Drive (CLUBHOUSE BALLROOM)

IN-PERSON WORKSHOP & Via ZOOM

### AGENDA

1. Call to order, Roll Call of Directors, Proof of Notice, Quorum Established
2. Committee Reports
  - ACC Committee
    - 7849 Stratford Court – Dog Runner Fence – Recommends Disapproval
    - 7517 Lourdes Court – Palm Tree Removal – Recommends Approval
3. **Agenda Item:** Reestablishment of Rules and Fee Structure for Private Ballroom Rentals  
**Purpose:** Discussion on updated policies, procedures, and associated fees for the private use of the clubhouse ballroom.  
**Background:** The intent to reestablish consistent guidelines to ensure proper use of the facility, maintain fairness among residents, and cover potential costs associated with private rentals.  
**Discussion Points May Include:**
  - Eligibility requirements for rentals (e.g., residents only)
  - Rental fees and deposit amounts
  - Permitted types of events
  - Maximum occupancy and noise limitations
  - Cleaning and security responsibilities
  - Insurance or waiver requirements

**Action:** Board discussion with vote taking place at the July 16, 2025, meeting if the Board agrees to move forward with private rentals.

An owner may speak for three minutes on any agenda item, no member may speak more than once until all owners wishing to speak for the first time have done so, and owners may speak only twice on a single agenda item, the second time for one and a half minutes. Only the items on the agenda will be discussed.

**Join Zoom Meeting Via:** <https://zoom.us/join>

**or by Phone:** 305-224-1968

**Meeting ID:** 537 849 8572 **Passcode:** 7845