

Hello,

As we move past the Columbus Day Holiday, we find ourselves, without question, in the Fall. We have seen some of our “snow bird” residents depart for warmer weather, a welcomed drop in local traffic, favorite restaurants closing for the season, and some much cooler temps settling in. The pool is closed, the parking lots are a bit more empty, but some friends are still finding time to gather around a fire pit from time to time. Maybe not so much the “bustle” but definitely the “hustle” of the hustle and bustle of summer is now behind us.

And now with the “better” weather and “better” times behind us (for a short while), the Board of Trustees will be refocusing our efforts, re-engaging, and will be taking up initiatives to best plan for our upcoming year and hopefully make next summer even better! Its not that the Board isn't working on behalf of the Association in the Summer, but we should be able to enjoy it as much as our neighbors, friends and family. With this philosophy in mind, we hope to get a lot done and coordinated this fall, winter and into the spring.

So, below you find a few things that have been in the works, some news and updates, and some other things we will be working on.

Common Area Updates, Repairs and Cleaning
Age Restrictions in our Rules and Regulations
Survey Results
Fine Schedule
Miscellaneous Items

Common Area Updates, Repairs and Cleaning

As some are aware the Board committed to developing a program for updating and renovating the common areas hallways. Two particular hallways were in serious need of updating. We are happy to report that this work is underway and we are pleased with the results thus far. We will continue to evaluate the hallways and common areas for the next round of updating which will likely take place in the fall of 2023.

The Board has been made aware of 2-4 owner decks that were showing serious signs of rotting and repair needs. We have found an experienced general contractor that has begun tending to these repairs and again, the results are promising. As there are a number of odd projects and repairs around the property, we have been able to couple the deck repairs with these other odd jobs and we believe we have a solid resource.

All exterior lights and some interior common area lights have been replaced and repaired. We are also in the process of having all door locks serviced and tuned up by a locksmith due to wear and tear.

As we put together this update, the West Side carpets have been professionally cleaned and everyone seems very pleased with the outcome and smell. We are confident that everyone else will feel the same shortly when this work is completed.

Lastly, the Board will be putting together a list of preferred and recommended vendors that have proven successful, reliable, fairly priced and have proper insurance in place. We will share this information shortly on the portal, and all will be welcomed to share resources, ideas, etc.

Age Restrictions in our Rules and Regulations

Over the last few months a recurring inquiry has come up from real estate agents, potential buyers and some Secret Harbor owners about our Residency Regulations, in particular about the 18 years of age or older restriction.

Units shall be used as a residence only for the personal use of the owner therefore and those of his immediate family who are over eighteen years of age, or guests for the authorized lessees as hereinafter provided, and not for any business or commercial use whatsoever.

The Board of Trustees have followed up with Association's attorney for input and guidance on the validity of this matter. The attorney shared their thoughts on the matter and we posted this letter to the website for all owners to review. As recommended, the Board will be pursuing the removal of these portions from Rules and Regulations as it is invalid and unenforceable.

The Board will share another update on the status of the full review of our Rules and Regulations and proposed amendments to the community in advance of any voting matters, updates, or changes.

Survey Results

During the Annual meeting in the Summer, the Board shared an informal survey with all those in attendance and others that could not make the meeting in person. The Minutes from the Annual Meeting were also posted to the website as well. The questions raised were of a wide variety and we saw responses from about 65% of the ownership. We then essentially divided up those responses into the following 2 categories: 1) Overwhelmingly in favor and 2) In the middle and thus requiring further discussion and consideration before any action can be further pursued.

Those results are as follows:

Overwhelming in Favor

- Adjust/Edit By-Laws typo needed corrections
- Adjust/Edit By-Laws for consistent wording
- Adjust/Edit By-Laws to provide for quicker scheduling of Special Meeting requests, reduce percentage vote required to remove a trustee to 66%
- Require Trustees to resign 60 days before listing their unit for sale
- Allow for snacks at the pool
- Recycling
- Allow for commercial vehicles

- In the Middle
- Allow for visiting pets
- Allow backing into parking spaces
- Allow motorcycles

Fine Schedule

Although violation issues are largely not a problem at Secret Harbor, the Board felt it prudent to establish a fine schedule for guidance and to set expectations should a situation arise that calls for a fine(s) to be issued. The fine schedule and information has been posted to the website, and we trust and hope it never comes into play!

Also there may be some confusion about Secret Harbor's pet policy. As it stands currently pets are not allowed, nor are visiting pets. There is currently only one animal permitted on the property that we are aware of and those owners have gone through the proper channels, provided appropriate documentation and are board approved to have this emotional support animal. All other pets on the property will be subject to the fine schedule as outlined.

Miscellaneous Items

- Next owner meeting. The board wanted to try and have a social or informal owner meeting in September but we were all quite busy and it just didn't come together. We do hope that everyone enjoyed the Summer festivities, particularly the poolside event where Geno sang Sinatra! The Board will be meeting shortly and will look to establish a date for an owner meeting sometime later this fall or early winter and will share the news on this shortly.
- Reminder to bring in your garden hoses by December 1st to avoid a freeze/leak.
- We plan to provide a mid fiscal year financial update to all owners a little later in the winter on how things are going.
- The Board is continuing to investigate septic system replacement options, but this is certainly a complex, time consuming initiative. We hope to have further news to share later this winter, with the hopeful plan for ground breaking/installation in the fall of 2023.
- While we know many have enjoyed the use of the propane fire pit, we have received some concerns about the noise level later on in the evening. Please be respectful of your neighbors and be cognizant of how loud it may be getting.

We hope this update is helpful and everyone has a safe, happy and healthy fall and winter!

Regards.

The Secret Harbor Board of Trustees