

**Legend Place Homeowners Association, Inc.  
Regular Meeting of the Board of Directors  
March 7, 2022, at 2:00pm  
Bay Point Community Association Conference Room  
Marriott Drive, Suite C**

**IN ATTENDANCE:** Carl Selph, Cydne Hughes

**IN ATTENDANCE BY PHONE:** Suzanne Varney

**ALSO IN ATTENDANCE:** Debra Haydn, CAM, David Renneker, Comptroller, Nancy Culp, Recording secretary

**CALL TO ORDER:** The meeting was called to order by Carl Selph at 2pm.

**CONFIRM QUORUM:** Debra Haydn confirmed that there was a quorum.

**APPROVE AGENDA:**

**MOTION:** by Cydne Hughes to approve the agenda second by Suzanne Varney and unanimously approved.

**CHattel SHIPPING NOTICE/LETTER:**

Carl Selph explained the Chattel Shipping Notice/Letter to the owners at the board meeting. This letter comes from a court case in south Florida, if you want to enforce the community rules in the future you have to send out.

The main attention of this letter is to say that in the past the association has not been diligent and does not have complete documentation from owners to alter the exterior of the unit. You can't go to owners and make them change what has already been done when the rules have not been enforced.

Effective with receipt of this letter, if you desire to alter and improve your unit, you must submit your plans for approval to the Environmental Control Committee per section E of subsection C declaration of condominium.

John Davidson has been appointed to chair the ARC portion of the Environmental Control Committee. The ARC cannot withhold approval without just cause. This provides documentation for people altering the exterior of their unit. This is what the Declaration of Condominium requires.

The second to last paragraph says neither the board nor ECC has ability to approve plans to change the common elements.

**MOTION:** By Suzanne Varney to get this document in proper form and send out to the owners, second by Cydne Hughes and unanimously approved.

**BULLETIN BOARD:**

If you want something posted to the bulletin board, email it to Nancy@baypointflorida.org or bring it into the office. All official notices of Legend Place meetings will be printed on a colored sheet of paper.

**ARC/LANDSCAPING SUB-COMMITTEES:**

Judy Davidson is the chair of Landscaping and John Davidson is the chair of the ARC. 4 seasons is the current landscape company. We do not have a formal contract with them. Carl has asked David Renneker to put together an RFP to send out to a few landscape companies so that we have bids coming for the same project. We will go through the written proposals and interview them.

**COMMON ELEMENT INTRUSIONS:**

The Board is working to find the full as built file survey for Legend Place so that they can find out where each common element intrusion is. Once they find out where the common element intrusions are, whether it be a fence, a patio, a room then we can address them all at once. The Board will go to each owner and request that they remove the intrusion. The offender has no chance of winning.

**OTHER BUSINESS AS NECESSARY:**

Deb Trusler stated that BPCA agreed to pay for the annual aerator maintenance in the pond. Deb Trusler submitted a proposal from Lake Doctor. David will bring it to the BPCA Board of Directors at the next board meeting.

Deb Trusler also thanked the Board of Directors for getting the light pole fixed.

**ADJOURNMENT:**

**MOTION:** by Carl Selph to adjourn the meeting at 3:20 pm, second by Suzanne Varney and unanimously approved.