



Jim Keim <jimk32331@gmail.com>

February 19 meeting

Alan Hall <alanhall@candw.ky>
To: Jim Keim <jimk32331@gmail.com>

Tue, Jun 25, 2019 at 7:38 AM

Jim

Sorry for the delay in acknowledging your recent e-mail. I am afraid that both that delay, and the failure to follow up on the revision of the Rules of Occupancy, are my fault and have been caused by personal problems which I have been experiencing.

I can confirm that the re-circulation of the Rules of Occupancy did not result in any material suggestions for further changes, and I will therefore redraft the Rules to contain the revisions as proposed by you, and will circulate these to the EC for formal approval before issue and sending to owners.

Regards

Alan

On June 6, 2019 at 1:39 PM Jim Keim <jimk32331@gmail.com> wrote:

Alan,

Your March 1 email indicates that the revision of Rules should be "completed quickly". After 3 + months, EXCO has certainly had time to consider the amendment of the two Rules discussed in our meeting -- a meeting agreed to by our respective attorneys.

As time passes, some residents view EXCO's redistribution of the Rules as an effort to reinforce those Rules without resolving the two Rules in dispute. If EXCO intends to eliminate or modify the wording of these two Rules, please notify me of the specifics of the changes by no later than June 30.

Regards,

Jim

On Fri, Mar 1, 2019 at 11:28 AM Alan Hall <alanhall@candw.ky> wrote:

Jim

The timing of the review and revision of the Rules of Occupancy will depend upon the amount of feedback received from owners following recirculation of the current version of the Rules. I do not anticipate that this feedback will be extensive, and therefore agree that the revision should be completed quickly.

Regards

Alan

On March 1, 2019 at 7:55 AM Jim Keim <jimk32331@gmail.com> wrote:

Alan,

Thanks for your response. How soon do you expect the EC to finalize its position on the Rules? The activity you mention should not be a cumbersome task.

Regards,
Jim

On Thu, Feb 28, 2019 at 7:03 PM Helen Wightman <helenwightman@yahoo.co.uk> wrote:

Hi Alan

That seems good progress. My only addition would be that its emphasized to those who short term let, that they ensure that their guests are aware of and thus abide by the rules, which clearly the majority of guests are not re. pool, garbage and BBQ.

Regards
John

On Thursday, 28 February 2019, 21:29:38 GMT, Alan Hall <alanhall@candw.ky> wrote:

Jim

In response to your e-mail dated 21 February, and further to my acknowledgement dated 22 February, I confirm:

- The EC is giving consideration to the amendment of 2 of the Rules of Occupancy as suggested. In the meantime, no strict enforcement of the 2 rules questioned will be attempted.
- The EC will revert to circulating periodic newsletters to owners, to keep everyone up to date with progress on the implementation of items included in the Budget and Business Plan approved at the 2019 AGM, as well as other matters of general interest.
- With the first such newsletter, the EC will provide a further copy of the current Rules of Occupancy, in order to re-emphasise owners' responsibility for compliance by all occupants of their unit, and to seek any further feedback

on the reasonableness of the rules. Any appropriate feedback will also be considered by the EC, with a view to including all necessary changes in a comprehensive revision.

Regards

Alan

On February 21, 2019 at 2:06 PM Jim Keim <jimk32331@gmail.com> wrote:

Alan,

Thanks for meeting with John and myself. The following is a brief summary of issues discussed.

1.
Transparency: More frequent ExCo communication with owners would help alleviate concerns of owners and possible misperceptions or distrust of ExCo activity.
2.
Minutes: Publication of minutes of periodic formal ExCo meetings is one of the best methods to show transparent operation of the Strata. This enables owners to better understand key actions being taken by ExCo. These meetings (typically 3 or more a year) can be done by conference call using Skype or other low cost means enabling all ExCo members to participate.
3.
Security: We understand that some security cameras will be in operation by March.

4.

Rules of Occupancy: The modification of two key Rules of Occupancy would resolve key issues with a number of resident owners. These Rules are:

F.4: Any curtains, drapes or blinds affixed to the inside of the windows shall be off-white in colour, or shall be lined with outward-facing off-white material.

This Rule refers to By-law 7.1.24 which applies to exterior items.

E.9.(a): Obtain prior written approval from the Corporation with at least 1 months' notice for any major repairs and renovations which, except in an emergency, should be scheduled to be undertaken between May and November when fewer Strata Lots are occupied.

You agreed that this would not be enforced on John or other owners.

You or John should feel free to comment on the above brief summary.

To assure that item 4 is formally agreed and understood by other interested owners, I suggest that the two Rules of Occupancy noted above be eliminated or modified to read as noted below. After modification, the Rules of

Occupancy should be reissued to owners.

F.4: It is recommended that any curtains, drapes or blinds affixed to the inside of the windows be off-white in colour, or be lined with outward-facing off-white material.

E.9. (a): Notify the Corporation with at least 1 months' notice for any major repairs and renovations which are recommended to be undertaken between May and November when fewer Strata Lots may be occupied.

Please comment on the Rule of Occupancy modifications by the end of this month.

Regards,
Jim

FYI: A copy is attached in case there are compatibility issues with the email formatting.