



Highland Lakes Reserve

HLR Board of Directors Meeting
May 19, 2020
3:30pm VIA ZOOM

Agenda

Call to Order

Review and Approve Minutes from 1/21/20

Financials

Unfinished Business

- Board to appoint new committee members
- Nominating Committee
- Internet installation update
- Rapid update

New Business

- EPI proposal
- Edgewater Proposal
- Sealing the roads
- Amendment to Bylaws o Annual audit (public accountant)
- Recreational vehicles and golf carts driving through and around private property
- Annual Meeting Date

Adjourn





Highland Lakes Reserve

HLR Board of Directors Meeting

January 21, 2020

3:30pm at Just Rentals

Minutes

Board Members Present: Kevin Bock, William Lanzisera, Marty Wohl and Rebecca Benevides (absent Dusty Johnson)

CAM's Present: Linda Boring and Jillian Febres

Call to Order Kevin called the meeting to order at 3:34 pm

Review and Approve Minutes from 11/19/19: Marty moved to accept, and Bill seconded the motion. Motion passed.

Financials: Linda went over the 2019 financials with the board. Ended the year with \$464,071.17 in the contingency fund and \$308,432.74 in the operating account. The main reason for carry over was due to no activity for Rapid and for 2019 this was budgeted for about \$60k. Linda also went over the customer balances. There was a balance for mowing on lot Nichols purchased. Nichols will pay the balance. Bishop has explained they have sent two checks, but the office has never received it and the checks have not cleared. She has been sending them to the wrong address and she will send to the correct address. Linda explained there are late fees on the account, and it is up the board to waive the late fees. Owners have until the end of the month to pay their annual fees. Kane's are waiting on the estate to issue a check. Waiving 2 late fees on the customer accounts per board. There are five people that have not paid on the lot mowing invoices. Board has asked to pursue collection on the 5 accounts and Linda will contact TJ on this. Rebecca asked about the extra \$1500 on the mowing item and a few others. CAM will revise. Linda has advised the board the 2020 budget will need to be revised because there is a carry over. CAM will send to board for approval then to be sent to owners. There are capital improvements in 2019 that were not budgeted totaling over \$10k. Board has decided not to change anything on this. Marty motioned to accept financials as revised and Bill seconded the motion. Motion passed

Unfinished Business





- Brinling: Marty will call Brinling again, due to other issues, no tags, garbage can out front, trampoline and float. The board discussed avenue to take on speaking with Brinling in regards the violations that have not been taken care of. Linda will create a letter to send to Brinling and copy the board. Marty has asked to attach a copy of the rules and regulations and pictures of the violations.
- Rapid: Finally had someone come out to check on this and the pole site is a good site. Precast will coordinate with the pole company. This will be worked on tonight and they will get back with Linda. Rapid quote \$35,366.71. Linda will get a final price and contract to go over with the board and finalize to let the association know. On the budget for 2020 is \$70k and Linda has advised the board the amount to do this project will be much less. TJ will have final say on contract. Board is asking for a guarantee on installation.
 - Poles: Linda went over the pole quote from Precast \$1,782.55
- Control Burn Update: Dusty was going to report on this. Linda advised the board they will give the association the heads-up notice before they come to trench. Critters will be roaming and running once this happens. Association will need to notified.

New Business

- Sparta Road front grass and plants dying: Marty has called Edgewood Landscape on this. Bill has asked to possibly curb that area in the future to solve the problem. Marty agrees and do a less expensive curb in this area. Marty will work on curb
- Officer Duties/Bylaws: Rebecca went over the this with the board. She explained how the board is working and how the bylaws were written are different and wants to know how the board feels about changing this. Linda will discuss this with TJ to amend the bylaws, especially on the audit section so the board is in compliance. Linda will get a price on a public accountant to do an audit for the association.
- Construction work on Sundays: Bill went over this with the board. It was discussed to do a checklist sheet for construction and include times and days they can do construction.
- Nominating Committee: Board needs to appoint 3 members. Rebecca, Laura Shirley and Joanne or Laz. Rebecca will reach out to them to find out.





- Annual Meeting Date: March 28th, 2020 Ag Center

Adjourn: Kevin adjourned meeting at 5:12pm



Highland Lakes Reserve POA, Inc
Balance Sheet
As of April 30, 2020

	Apr 30, 20
ASSETS	
Current Assets	
Checking/Savings	
Contingency Fund	464,862.85
HLR POA-HNB Checking	341,792.86
Mid Florida savings	100.00
Total Checking/Savings	806,755.71
Accounts Receivable	
Accounts Receivable	-180.32
Total Accounts Receivable	-180.32
Other Current Assets	
Due from Owners - Mowing Costs	-510.00
Inventory Asset	
Gate Remotes	213.59
Total Inventory Asset	213.59
Total Other Current Assets	-296.41
Total Current Assets	806,278.98
Fixed Assets	
Improvements	9,000.00
Total Fixed Assets	9,000.00
TOTAL ASSETS	815,278.98
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Construction Bonds	8,000.00
Debris Deposits	8,000.00
Total Other Current Liabilities	16,000.00
Total Current Liabilities	16,000.00
Total Liabilities	16,000.00
Equity	
Opening Balance Equity	200,000.00
Reserves	-200,000.00
Retained Earnings-Unappropriated	624,401.18
Net Income	174,877.80
Total Equity	799,278.98
TOTAL LIABILITIES & EQUITY	815,278.98

Highland Lakes Reserve POA, Inc
Profit & Loss Budget Performance
 April 2020

11:44 AM
 05/18/20
 Cash Basis

	Apr 20	Budget	Jan - Apr 20	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Annual Dues	0.00	0.00	225,000.00	237,000.00	237,000.00
Interest Income	19.05		791.68		
Other Income					
Estoppel Fees	75.00	0.00	225.00	750.00	750.00
Funds from 2019	0.00	0.00	0.00	125,000.00	125,000.00
Plan and Specification Review	0.00	0.00	3,000.00	4,500.00	4,500.00
Other Income - Other	0.00	0.00	125.00	1,000.00	1,000.00
Total Other Income	75.00	0.00	3,350.00	131,250.00	131,250.00
Total Income	94.05	0.00	229,141.68	368,250.00	368,250.00
Gross Profit	94.05	0.00	229,141.68	368,250.00	368,250.00
Expense					
Administrative/ Management					
Plan Submission and upload	0.00	0.00	0.00	450.00	450.00
Administrative/ Management - Other	650.00	650.00	2,600.00	2,600.00	7,800.00
Total Administrative/ Management	650.00	650.00	2,600.00	3,050.00	8,250.00
Annual Owners Meeting Expense	0.00	0.00	513.75	250.00	250.00
Annual Reports	0.00	0.00	0.00	70.00	70.00
Attorney Fees	75.00	0.00	575.00	2,500.00	2,500.00
Computer and Internet Expenses	0.00	0.00	60.00	48.00	144.00
Copy and Reproduction Costs	0.00	12.50	0.00	50.00	150.00
Insurance	0.00	0.00	0.00	0.00	1,600.00
Insurance/Liability	0.00	0.00	2,142.79	0.00	2,050.00
Insurance/Property	0.00	0.00	2,142.79	0.00	3,650.00
Total Insurance	0.00	0.00	2,142.79	0.00	3,650.00
Office Supplies	0.00	25.00	0.00	100.00	300.00
Postage and Delivery	0.00	12.00	0.00	48.00	144.00
Professional Fees	0.00	500.00	0.00	500.00	500.00
Repairs and Maintenance					
Common Area Mowing	800.00	800.00	3,200.00	3,200.00	9,600.00
Boat ramp/park	2,400.00	2,400.00	9,600.00	9,600.00	28,800.00
Entrances	0.00	885.00	0.00	3,540.00	10,620.00
Ponds/Eagles Nest					
Total Common Area Mowing	3,200.00	4,085.00	12,800.00	16,340.00	49,020.00
Docks	0.00	0.00	0.00	5,000.00	5,000.00
Entrance Gates	0.00	0.00	8,365.00	5,000.00	11,000.00
Entrance/Hwy 66/Maintenance	0.00	0.00	464.50	2,000.00	2,000.00
Entry/Hwy 66 Repair and Replace	0.00	0.00	3,300.00	3,300.00	3,300.00
Mulch	0.00	0.00	500.00	2,000.00	4,000.00
Spray/Fertilizer	0.00	1,000.00	0.00	0.00	2,000.00
Tree Trimming	0.00	0.00	0.00	0.00	0.00
Total Entrance/Hwy 66/Maintenance	0.00	1,000.00	4,264.50	7,300.00	11,300.00
Entrance/Sparta/Maintenance					
Entry Sparta/Repair and Replace	0.00	0.00	0.00	8,000.00	8,000.00
Entry/Sparta Rd Sod	0.00	0.00	1,230.81	2,000.00	2,000.00
Entry Sparta/Repair and Replace - Ot...					
Total Entry Sparta/Repair and Replace	0.00	0.00	1,230.81	10,000.00	10,000.00

Highland Lakes Reserve POA, Inc
Profit & Loss Budget Performance

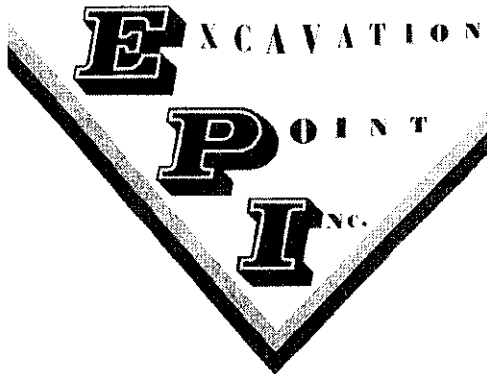
11:44 AM
05/18/20
Cash Basis

April 2020

	Apr 20	Budget	Jan - Apr 20	YTD Budget	Annual Budget
Mulch	0.00	0.00	3,300.00	3,300.00	3,300.00
Mulch Buffer	0.00	0.00	1,505.92	5,500.00	5,500.00
Spray/Fertilizer	0.00	1,000.00	499.90	2,000.00	4,000.00
Tree Trimming	0.00	0.00	0.00	0.00	2,000.00
Total Entrance/Spartan/Maintenance	0.00	1,000.00	6,536.63	20,800.00	24,800.00
Fence Line Vegetation	0.00	350.00	0.00	700.00	1,400.00
Landscaping/Irrigation	295.50	250.00	1,426.82	1,000.00	3,000.00
Pond Maintenance	3,479.74	3,500.00	3,479.74	7,000.00	17,500.00
Repairs Common Area	0.00	833.00	2,536.99	3,336.00	10,000.00
Total Repairs and Maintenance	6,975.24	11,018.00	39,408.68	66,476.00	133,020.00
Telephone Expense	200.80	252.00	950.24	1,164.00	3,500.00
Utilities	550.67	425.00	2,122.42	1,700.00	5,100.00
Total Expense	8,451.71	12,946.50	48,413.88	75,956.00	157,578.00
Net Ordinary Income	-8,357.66	-12,946.50	180,727.80	292,294.00	210,672.00
Other Income/Expense					
Other Expense					
CAPITAL IMPROVEMENTS					
Erosion Repair	0.00	0.00	0.00	7,625.00	7,625.00
Fence Replacement	0.00	0.00	0.00	24,000.00	24,000.00
Internet Installation	0.00	0.00	0.00	70,000.00	70,000.00
Preserve Controlled Burn	0.00	0.00	5,850.00	16,800.00	16,800.00
Total CAPITAL IMPROVEMENTS	0.00	0.00	5,850.00	118,425.00	118,425.00
Reserve - Capital Appropriation	0.00	0.00	0.00	92,247.00	92,247.00
Total Other Expense	0.00	0.00	5,850.00	210,672.00	210,672.00
Net Other Income	0.00	0.00	-5,850.00	-210,672.00	-210,672.00
Net Income	-8,357.66	-12,946.50	174,877.80	81,622.00	0.00

Highland Lakes Reserve POA, Inc Customer Balance Summary As of May 18, 2020

	May 18, 20
012-Hugo Cifuentes & Gloria Guerra	1,675.00
029-Hylton, Leonie	1,775.00
049-Leslie Bravo	1,675.00
071 Zeledon Jorge	1,570.00
072-Zeledon, Jorge and Marta	1,570.00
074-Graziani, Herman	1,570.00
082-Mancini, Corrado	-0.32
087-Florida Land Partners, LLC	-85.00
100-Rafferty, John & Laura	2,050.00
151-Moffatt, Timothy J	-340.00
TOTAL	<u>11,459.68</u>



Highland Lakes Reserve POA, Inc.
Attention: Marty Wohl & Linda Boring
811 US 27 South
Sebring, FL 33870
Email marty@marmarconstruction.com
Email linda@lindaboring.net

**Proposal
02/21/2020**

HIGHLAND LAKES RESERVE

Install Type D curb. Includes grading behind curb with existing surplus material.
Excludes irrigation manipulation or repair and sod.

SR66 ENTRANCE

Columns to Gate	\$ 4,485.00
Columns to SR66 Right of Way	\$ 1,725.00
Gate to Straight Road Section	\$ 1,610.00

COMBINE ALL SR66 PRICE \$ 7,480.00

SPARTA ENTRANCE

Columns to Gate	\$ 4,600.00
Columns to Sparta Right of Way at Crosswalk	\$ 1,725.00
Gate to Straight Road Section	\$ 1,610.00

COMBINE ALL SPARTA PRICE \$ 7,590.00

EXCLUDES ROADWAY REPAIR AND TESTING

Note: Pricing valid for 30 days. Price excludes permitting, impact fees, bond, surveying, video inspection, any damage or relocation to undesignated underground utilities, certified as-built and landscaping.

Thank You,

Accepted By: _____

Tal J. Rancourt
President

Dated: _____



Proposal

Date	Estimate #
3/9/2020	3586

Billing Address
Highland Lakes Reserve c/o Just Rentals 811 HWY 27 S Sebring, FL 33870

Service Address

Description	Rate
QUARTERLY HORTICULTURE SERVICE (INVOICED QUARTERLY AT TIME OF SERVICE) LANDSCAPE TREATMENT: Apply Pelletized Dolomitic Limestone 4 times per year (March, June, Sept & Dec.) for approximately 3 years. _____ INITIAL ACCEPTANCE	1,165.00
QUARTERLY HORTICULTURE SERVICE (INVOICED QUARTERLY AT TIME OF SERVICE) LANDSCAPE TREATMENT: Apply Chelated Micro Mix Liquid Micronutrient 4 times per year (March, June, Sept & Dec.) for approximately 2 years _____ INITIAL ACCEPTANCE	293.00
QUARTERLY HORTICULTURE SERVICE (INVOICED QUARTERLY AT TIME OF SERVICE) TURF TREATMENT: Apply Pelletized Dolomitic Limestone 4 times per year until rates come up. _____ INITIAL ACCEPTANCE	2,400.00

Phone #	Fax #	E-mail
8634537300	Fax 863-452-6700	info@edgewoodfl.com



Proposal

Date	Estimate #
3/9/2020	3586

Billing Address
Highland Lakes Reserve c/o Just Rentals 811 HWY 27 S Sebring, FL 33870

Service Address

Description	Rate
<p>Any alteration or deviation from quoted specifications involving extra cost will be executed only upon written orders and will become an additional charge over and above quoted price.</p> <p>This is a one year price agreement. This agreement can be cancelled at any time with a 30 day written notice. Agreement will automatically renew annually. If there is a price increase the customer will be notified in writing 30 days prior to renewal date.</p> <p>----- CUSTOMER SIGNATURE</p> <p>-----/-----/ DATE</p> <p>Cheryl A. Carter ----- CONTRACTOR REPRESENTATIVE</p> <p>3 9 2020 -----/-----/ DATE</p>	

Please visit our website to see our variety of services: edgewoodlandscape.info Like and Follow! IG: [edgewood_landscape](#) FB: Edgewood Landscape

Phone #	Fax #	E-mail
8634537300	Fax 863-452-6700	info@edgewoodfl.com



1211 N Westshore Blvd., Ste. 711
Tampa, Florida 33607

Quotation for Wireless Hardware

Sales Representative	Date	Quote Number
TM	2/24/2020	33910

Bill To
Highland Lakes Reserve aka Just Rentals 811 US Hwy 27 S Sebring, FL 33870 Attn: Accounts Payable

Site Location
Highland Lakes Reserve aka Just Rentals 811 US Hwy 27 S Sebring, FL 33870

DESCRIPTION	QTY	U/M	COST	TOTAL
HLR				
Narada Li-Ion, 48V, 100AH, 2 DC Alarm, 19" Rack Mount Battery System 5RU. EST DELIVERY: MID March 2020	1		1,876.94	1,876.94T
Shipping Ion Battery (This cost will be determined after shipment and maybe billed separately as well as be an approximation)			687.50	687.50T
1 License Link 11 GHz Backhaul Pair	1		12,237.50	12,237.50T
MIDNITE SOLAR CLASSIC 250 MPPT CHARGE CONTROLLER, 250V 63A	1		239.99	239.99T
WEST BOXER 1019 10RU 19", NO ACTIVE COLLING	1	ea	1,873.75	1,873.75T
Blind LTE Transmitter	1		9,000.00	9,000.00T
Surges, Suppresors, Cable, Banding , Tape, Etc	1		1,250.00	1,250.00T
Labor Engineering			2,800.00	2,800.00T
Sales Tax			7.00%	2,097.60

Thank you for the opportunity of allowing Rapid Systems to provide you with this quote.

TOTAL \$32,063.28

This form must be faxed back before an installation can be scheduled. Please fax to 813-441-8515. ---
An Authorized Signature below indicates acceptance of all terms.

Thank you for allowing Rapid Systems to provide you with this quote. Quotes are valid for 30 days. Price & Availability are subject to change. This quote may not include sales tax or shipping fees.

All labor is warrantee for 90 Days. All equipment sold carries the manufacturers warrantee.

The labor in this quote is a best estimate. Rapid Systems bills for time spent at a one hour minimum.

Authorized Signature _____ Title _____

Phone #	Fax #	Web Site
813-232-4887	813-441-8515	http://www.rapidsys.com

Prepared by:
Thomas J. Wohl
Swaine, Harris & Wohl, P.A.
425 South Commerce Avenue
Sebring, FL 33870-3702

AMENDMENT TO THE BYLAWS
OF
HIGHLAND LAKES RESERVE PROPERTY OWNERS ASSOCIATION, INC.
(a Florida not for profit corporation)

WHEREAS, Article XI, Section 8(d) of the Bylaws provides that the Treasurer shall, among other things, cause an annual audit of the Association books to be made by a public accountant at the end of each fiscal year; and

WHEREAS, the members desire to amend Article XI, Section 8(d) of the Bylaws to eliminate the requirement that the Treasurer cause an annual audit of the Association books to be made by a public accountant at the end of each fiscal year; and

WHEREAS, Article XVI, Section 1 of the Bylaws provides that the Bylaws may be amended at a regular or special meeting of the members by a vote of a majority of a quorum of members present, in person or by proxy, and

WHEREAS, a duly called and special meeting of the members was held on March ____, 2020; and

WHEREAS, pursuant to Article X, Section 4, of the Bylaws, a quorum of one-third of the votes of the members entitled to cast or of proxies or Voting Representatives entitled to cast, were present at the special meeting and those members passed by unanimous vote at said special meeting a motion to amend the Bylaws of the corporation.

NOW THEREFORE:

1. Article XI, Section 8(d) of the Bylaws of HIGHLAND LAKES RESERVE PROPERTY OWNERS ASSOCIATION, INC. is hereby amended to read as follows:

“(d) Treasurer. The treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board of Directors; shall sign all checks and promissory notes of the Association; keep proper books of account; and shall prepare an annual budget and a statement of income and expenditures to be presented to the membership at its regular annual meeting and deliver a copy of each to the members.”

2. All other provisions of the Bylaws shall remain unchanged.

DATED AND ADOPTED effective March ____, 2020.

Kevin Bock, President

ATTEST:

William Lanzisera, Secretary

**STATE OF FLORIDA
COUNTY OF HIGHLANDS**

The foregoing instrument was acknowledged before me by means of [check one] physical presence or online notarization this _____ day of March, 2020, by Kevin Bock, President, and William Lanzisera, Secretary, of **HIGHLAND LAKES RESERVE PROPERTY OWNERS ASSOCIATION, INC.**, a Florida not for profit corporation, who are personally known to me or who produced _____ as identification.

Notary Public
My commission expires:
(affix notarial seal)

IN KIND AGREEMENT

This agreement made and entered into as of this _____ day of _____, 2020 by and between _____, (hereafter referred to as _____) and Rapid Systems doing business as Rapid Systems Inc., (hereafter referred to as "Rapid Systems") organized and existing under the laws of the State of Florida.

WITNESSETH:

WHEREAS, _____ owns a desirable community site located at _____; and

WHEREAS, Rapid Systems desires to provide last mile service to the community residents via wireless;
and

WHEREAS, _____ desires to be provided with wireless internet broadband service, and in consideration of the provisions, terms, conditions and covenants contained herein, _____ and Rapid Systems do mutually covenant and agree as follows:

CONSIDERATION

Consideration from _____ does convey purchase of Solar Array and Tower for Licensed Backhaul purposes and 24x7 use, electrical service, egress and ingress, and space on both towers or poles by the address above. Attached Quote 33910

1. Title and Quiet Possession. _____ represents and agrees (a) that it is the owner of the site, (b) that it has the right to enter into this agreement, (c) that the person signing this agreement has the authority to sign, (d) that Rapid Systems is entitled to access the site, including inside any security fence or area, at all times throughout the terms of the agreement so long as Rapid Systems is not in default of this agreement.
2. Commencement Date / Termination. This In Kind agreement shall commence upon the date of execution by both parties, and shall terminate three (3) years after the date of -execution ("Annual Termination Date"), unless allowed to renew as provided herein. Either party may terminate this lease upon three (3) months' notice without liability for further rent or damages at any time after an initial term of three (3) years by giving notice at least three (3) months prior to the Annual Termination Date. If such termination notice is not received, this lease shall automatically renew for an unlimited number of terms. Unless notified otherwise in writing by _____, upon termination, Rapid Systems shall, within three (3) months after the termination date, remove all Wireless Broadband Facilities so that the Property is returned to the condition it was in on the date of execution of this Agreement.
3. Equipment. Rapid Systems will install the following equipment or similar: high

capacity licensed backhaul link with Solar Panel to distribute the backhaul Internet throughout the community.

4. Packages. Rapid Systems will provide the same packages and price points as listed on our website. <https://www.rapidsys.com/services/coverage-area-packages/> For example our 25Mbps is \$69.95 a month with a \$149 installation fee. Any existing customers will receive an equipment swap at no charge.
5. Response. Rapid Systems will provide the following response: Total Outage (Within 4 hours), Customer Outage (Within 48 hours) initiated through our help desk at (863) 448-9297.
6. Maintenance of Area. Rapid Systems shall exercise special precaution to avoid damaging the facilities of _____, and Rapid Systems hereby assumes all responsibility for any and all loss or such damage created by Rapid Systems, its employees or agents. Rapid Systems agrees to make an immediate report to _____ of any installation and maintenance of Rapid Systems' facilities. _____ shall not move, disconnect or adjust, in any way, Rapid Systems' equipment without the supervision of a Rapid Systems representative on site. Rapid Systems acknowledges and agrees that it shall be responsible for moving or protecting its equipment during any repairs or renovations to the site and _____ shall incur no liability to Rapid Systems for any injury, expense, or claim incurred by Rapid Systems during any such repair or renovation.
7. Indemnity. Rapid Systems' Contractor or assignee shall carry insurance to indemnify, protect, and save harmless _____ from any and all claims and demands for damages to property and injury to or death of persons, including payments made under any Workers' Compensation Laws, or under any plan for employee's disability and death benefits which may arise out of or be caused by the erection, maintenance, presence, use or removal of Rapid Systems antennas, cable, equipment and necessary appurtenances at the tower site. Rapid Systems shall also indemnify, protect, and save harmless _____ from any and all claims and demands of whatsoever kind which may arise directly or indirectly from the operations of Rapid Systems' facilities, including but not limited to taxes, special charges by others, claims and demands for damages or less for infringement of copyrights, libel and slander, unauthorized use of frequencies, etc.
8. Hazardous Substance. Rapid Systems shall not introduce or use any such substance on the site in violation of any applicable law. Rapid Systems agrees to hold _____ harmless of any interruption of service or possible damage of their equipment during this process.
9. Miscellaneous. (a) This agreement applies to and binds the heirs, successors, executors, administrators and assigns of the parties to this agreement; (b) this agreement is governed by the laws of the State of Florida; (c) this agreement constitutes the entire agreement between the parties and supersedes all prior written and verbal agreements, representations, promises or understandings between the parties. Any amendments to

this agreement must be in writing and executed by both parties; (d) if any provision of this agreement is invalid or unenforceable with respect to any party, the remainder of this agreement or the application of such provision to persons other than those as to whom it is held invalid or unenforceable will not be affected and each provision of this agreement will be valid and enforceable to the fullest extent permitted by law; (e) the _____ will have the opportunity to inspect and authorize installation of the specific equipment.

By: _____

Date: _____

Witness: _____

By: _____

Date: _____

Witness:



Policy for Bike/Kayak Storage

This area is for storage of bicycles (not trikes), standup paddle boards (S.U.P.B.), and kayaks. No other materials or equipment will be stored in this area. If other items are found in the area, they will be removed at the owner's expense.

1. \$20 annually for each bike, standup paddle board, or kayak stored in the room. This will be due and payable each January 1. The anniversary date will be January 1.
2. No refunds.
3. Storage is on a first-come, first-served basis. Capacity: 20 bicycles and 6 kayaks/paddle boards.
4. Only persons storing bicycles, kayaks, or paddle boards will be assigned a combination to enter the room. These will be assigned by the C.A.M. Sharing your combination will be grounds for termination of your rights to use the space.
5. Items placed in room without payment for that space will be removed without any notice and Board will not be responsible.
6. Owners may securely lock their own bicycle, kayak, or paddle board to the storage racks with a cable lock.
7. Bike spaces as well as kayak racks will be numbered and assigned by C.A.M. Space is non-transferrable.
8. Bicycles, kayaks, and paddle boards must be cleaned before being stored.
9. Bikes must be stored alternating handle bars with rear wheel.

Signature: [Handwritten Signature]

Date: 5/28/2020

Item: @ Red Mountain Bikes

Space: 17 & 19

FOUNTAINHEAD CONDOMINIUM INC