



Dear Owner(s),

Within this email is the agenda for the October 6, 2020 Board of Directors rules adoption meeting. Also included, are the proposed rule changes regarding Key Entry Access/Key Card Distribution and Parking at the Resort. These rules standardize a procedure for check-in at the resort and will help us ensure all persons residing or staying at the resort as a guest are accounted for. Below is the Zoom Access for this meeting, please contact our office with any questions at 407-778-1923.

Blue Heron is inviting you to a scheduled Zoom meeting.

Topic: October 6 Blue Heron Board Meeting

Time: Oct 6, 2020 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/82144062300>

Meeting ID: 821 4406 2300

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Meeting ID: 821 4406 2300

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Notice to Association Members of
BLUE HERON BEACH RESORT COMMUNITY ASSOCIATION, INC.
MEETING OF THE BOARD OF DIRECTORS

Notice is hereby given that a meeting of the Board of Directors of the Blue Heron Beach Resort Community Association, Inc., will be held at the following date and time:

Date: October 6, 2020
Time: 6:00 PM Local Eastern US Time
Place: 13427 Blue Heron Beach Drive, Orlando, FL 32821

Board Pledge of Public Conduct:

We may disagree, but we will be respectful and listen to one another. We will direct all comments to the issues and not personalities. We will extend same courtesy to staff, vendors, and fellow owners. The Board asks for similar professional courtesy when addressed by owners. The efforts of board and staff will be prioritized to maximize effectiveness for the betterment of the Blue Heron.

The Agenda

- I. Call to Order
- II. Reading and Disposal of Prior Meeting Minutes
 - a. April 14, 2020
 - b. April 22, 2020
 - c. July 22, 2020 (CLOSED)
 - d. July 23, 2020
- III. Construction Remediation Update
- IV. New Business
 - a. Electronic Voting Approval
 - b. Check-In Agent Contract
 - c. Discussion and Adoption of Proposed Rules
- V. Adjournment

Notice and Agenda submitted by Jennifer Cain, LCAM, CMCA®, AMS

Each item on the agenda is open for discussion and decision. Owners are invited to attend and participate in an orderly manner. Roberts Rules of Order will be followed. Owners may also join the call via Zoom Teleconference. Call-In information will be sent via E-mail prior to the meeting.

13427 Blue Heron Beach Drive
Orlando, FL 32821
Phone: 407-778-1923 Fax: 407-778-1947
www.bhorlandohoa.org

AMENDMENT TO RULES AND REGULATIONS OF
Blue Heron Beach Resort Community Association, Inc.

The Rules and Regulations of the Blue Heron Beach Community Association, Inc. adopted on September 16, 2019 are hereby amended to replace the rules and regulations on Pages 2 and 3 regarding Key Entry Access/Key Distribution and Parking at the Association with the following rules and regulations. Per the meeting of the Board of Directors on July 23, 2020, a motion was made, seconded, and approved regarding the changing of the rules below and included a future provision for adopting a standardized room door lock system. The Board of Directors is conducting their due diligence of the key machine access program to verify that a standard room door lock system would address owner concerns regarding security of the guest rooms. All other Rules and Regulations of the Association on Pages 1 and 4 through 8 adopted on September 16, 2019 remain in full force and effect and are not being modified.

KEY ENTRY ACCESS/KEY CARD DISTRIBUTION

1. The Association deems it necessary and proper to adopt these rules and regulations in the interest of the Condominium Property properly functioning as intended by the developer and to do so in a more safe and secure manner while at the same time maintaining the Association's irrevocable right of access to each Unit and the Unit Owners' right of access to their respective Unit(s) and use of the common elements.
2. The Association maintains and operates a uniform electronic key entry access system for the exterior front door locks of the Units (except as set forth in Paragraph #3 below) and common elevators, gates and other common element points of entry as may be added to the electronic key system from time to time.
3. For Units having an existing front door keypad lock system in place prior to the approval of these rules, such Units may keep their existing front door keypad locks in place at this time provided that the Unit Owner(s) give the Association a permanent entry code for access to those Units for maintenance and emergencies. All other Unit Owners are not permitted to replace the uniform electronic locking systems on the front doors of their respective Units without the prior written approval of the Board of Directors for good cause shown by the Unit Owner(s); such Board approval may be conditioned upon the installation of a certain type of keypad locking system and the Unit Owner(s) providing the Association with a permanent entry code to ensure the Association's right of access to the Unit. The check-in requirements at the front desk located in the Administration Building as set forth in these rules still applies to those Units and Unit Owners having a keypad lock system on the front door of their respective Units.
4. The Association's contractor or agent (herein "Check-In Agent") will issue all key cards for the key entry access system and vehicle parking passes through the front desk located in the Administration Building at reasonable hours of operation as may be kept from time to time. The Association management office will not distribute keys to owners, tenants, guests, or vendors.
5. A key card will provide access to the entry gate, amenities, elevators, and the front door lock of the applicable Unit (except in the case an exception has been granted to allow a keypad front door lock for the Unit as set forth in Paragraph #3 above).
6. As such, all owners, guests, tenants, and vendors or service providers must check-in through the front desk located in the Administration Building and administered by the Check-In Agent contracted by the Association for such purposes.

7. The Association shall have the right to select a Preferred Onsite Rental Agent to perform services relating to the rental of Units. The Preferred Onsite Rental Agent selected by the Association may lease space in the Administration Building for conducting Preferred Onsite Rental Agent's services and operations. The Association may contract with the Preferred Onsite Rental Agent to perform check-in services as the Association's Check-In Agent. Unit Owners are not required to contract with the Preferred Onsite Rental Agent for Unit guest rental services in order to receive check-in services by the Check-In Agent as required by these rules; however, Unit Owners may be required to submit a check-in form allowing the Check-In Agent to charge the fee (\$20/check-in) for such services to the Unit Owner's preferred method of payment.
8. Unit Owners, who are personally occupying their Unit, whether as a permanent resident or temporarily visiting their Unit, will be provided key cards and parking passes through the Check-In Agent without paying a fee. For Unit Owners that are trusts or legal entities, only those natural persons that are designated by the Unit Owner as the beneficiaries or controlling shareowners or managers of those trusts or entities on file with the Association are considered the Owners for purposes of this rule.
9. Vendors, real estate agents, third-party rental agents or other service providers for Unit Owners will receive a key card from the front desk through the Check-In Agent for no fee provided they have met the vendor requirements and are legally contracted with the Unit Owner to provide such service. Such contracts may be required to be kept on file with the Association office. Key cards for vendors, real estate agents, or other service providers will be issued for the day of service only and will require the vendor or service provider to present valid ID. Keys must be returned to the Check-In Agent by end of business on the day issued.
10. For all other check-ins (not specified in paragraphs 8 or 9 above), including without limitation, friends of Unit Owner, short-term guests, long-term guests, etc., such must be handled through the Check-In Agent located in the Administration Building and are subject to the payment of a check-in fee to the Association for key card and parking pass services. A fee of \$20.00 per check-in will be billed to the Unit Owner and collected through the Check-In Agent on behalf of the Association. The Association will permit the Check-In Agent to retain the \$20 per check-in fee as payment for the check-in services rendered. The Check-In Agent may require a credit card or other acceptable form of payment to be on file for such check-in service fees.
11. Unit Owners who lease their Unit on a long-term basis (more than six months), must have a copy of the lease for the long-term tenant, or agreement with a real estate agent of record, on file with the Association office for

- key cards to be issued to the tenant or real estate agent of record for the Unit. The Check-In Agent will verify that a lease or Agent of Record agreement is on file with the Association office prior to releasing key cards.
12. Owners who lease their Unit individually, or through a third-party rental agent in a short-term manner, will be required to provide guest name(s) and dates of stay to the Check-In Agent at the front desk prior to the guest stay. If not provided in advance of the stay, guests will not be permitted to check in. Guests must show photo ID upon check-in and will be required to identify the vehicle associated with the room (Unit) by providing the vehicle and license plate number to the Check-In Agent.
13. Unregistered visitors of Owners, tenants, or guests (i.e., staying with an Owner/Tenant/Guest and not renting) will not be issued key cards or parking passes by the Check-In Agent or Association office.
14. A malfunctioning or lost key card will be replaced at no cost. A lost key card will require all key cards issued to a unit to be deactivated and all key cards will need to be re-issued and/or re-programmed. **Please care for your key cards. Lost key cards are a security issue.**

These rules have been duly approved and adopted by the Board of Directors on the date written below.

Todd Myrick, President

Date

Bob Franklin, Secretary

Date

PARKING AT THE RESORT

1. Vehicular access to the Resort and parking within the parking area requires a parking permit.
2. Only one parking permit per Unit will be issued and valid at any given time.
3. Employees and vendors may not park in Resort vehicle parking areas without a parking permit.
4. Parking is open and is available on a first come/first-served basis. No parking space may be designated, held, or blocked off except those spaces designated as handicap parking spaces.
5. Parking is limited to one spot per residential Unit. Any additional vehicles must be parked outside of Condominium Property. Any such additional vehicles parked on the Condominium Property are subject to towing at vehicle owner's expense. Please remember that, at the present time, the Resort has fewer than one (1) parking spot per unit.
6. Unit Owners shall vacate their right to use a parking space in favor of the renter/guest when the unit is rented, either short- or long-term. No vehicle may be stored at the property by a Unit Owner who rents their unit.
7. Any vehicle left parked on the premises by an absentee owner must be able to be moved upon reasonable notice for the purpose of performing maintenance. If the vehicle is unable to be moved, or in the event of an emergency requiring immediate moving of the vehicle, the vehicle may be moved by a towing company contracted with the Association at the Owner's expense. Where possible, such vehicles will be moved to a parking space (if available) within the premises.
8. Each vehicle parked on the property must have a parking permit identifying the vehicle as belonging to an owner, tenant, or registered guest. Owner residents and long-term tenants must obtain a parking permit (decal sticker) from the association office and display it in the passenger side lower front window. All other owners staying in the unit on a short-term basis and guests must obtain a temporary parking permit from the front desk in the administration building.
9. Parking in disabled parking spaces by vehicles other than those with distinguishing handicap license plates or placards issued by the Department of Motor Vehicles is a violation of this Association rule.
10. Parking of vehicles other than in designated painted parking spaces on Condominium Property is a violation of this Association's rule.
11. Parking a vehicle outside of a painted parking area of a parking space is a violation of this Association rule.
12. Parking spaces may only be used for parking legally registered vehicles that are in operable condition and which have current registrations.
13. Campers, recreational vehicles, boats, trailers, etc. shall not be parked on Condominium Property.

14. All persons operating motor vehicles on Condominium Property shall keep the volume of radio/ stereo sound such that it is not heard outside of the vehicle and shall not create unreasonable noise in the operation of any such vehicles.
15. Unregistered visitors (i.e., staying with an Owner/Tenant/Guest and not renting) will not receive a parking permit and must park in overflow parking outside of the gates and walk into the premises through the pedestrian gates.
16. Any vehicle in violation of the above rules is subject to towing at vehicle owner's expense.

These rules have been duly approved and adopted by the Board of Directors on the date written below.

Todd Myrick, President

Date

Bob Franklin, Secretary

Date