

**IBIS PROPERTY OWNERS ASSOCIATION
GOVERNANCE COMMITTEE MEETING
Minutes of Meeting on November 23, 2015**

Committee members present: Chairperson Jay Chaskin, Gordon Holness, Mike Burns, and Sal Faso

Committee members absent: Peter Stein

Staff present: Curtis Allison, Executive Director, and Gail James, Covenants Enforcement Officer

Others present: Lou Caplan, Attorney for Ibis Property Owners Association

The meeting was called to order by Mr. Chaskin at 1:59 PM

Approval of Minutes: A motion made by Mr. Faso and seconded by Mr. Burns to approve the November 11, 2015 minutes as submitted. Motion passed unanimously.

Old Business: The committee discussed briefly the placement of the Rules and Regulations in the governing documents. Mr. Caplan advised he wanted to wait on that decision until he starts drafting the changes in the Declaration.

New Business: The committee and Mr. Caplan reviewed the Articles of Incorporation and the By-laws going over the document and discussing the areas marked up by the committee, and making recommendations for changes, additions and deletions. **(See attached review notes).**

Leases and Sales:

The committee discussed restrictions on rental leases and sales with Mr. Caplan:

- The statutes say it is not reviewable (lease/sales docs)
- Gather data on past years leases to give to the Executive Committee
- Need to clean up the language in process
- Lou to look at existing process and make sure it is clear
- Lou to send language from other POAs to review

The committee also discussed discounted assessments for vacant properties owned by builders/developers and how they qualify. Mr. Allison is to send an email to Mr. Caplan so he can look into the matter.

The next meeting is on December 3rd at 4:00 pm

There being no further business, a motion made by Mr. Burns and seconded by Mr. Faso to adjourn the meeting at 3:53 PM. The motion passed unanimously.