

GRENELEFE ASSOCIATION OF CONDOMINIUM OWNERS NO. 1, INC.
Minutes of the Meeting of the Board of Directors
June 21, 2017

John Rasmussen called the meeting to order at 1:03 p.m. on the date above noted at the location and time specified in the notice of meeting.

Those present were:

John Rasmussen, President (via phone)	Richard Moore, Director (via phone)
John "Randy" Kuhl, Treasurer (via phone)	Joyce Morris, Director (via phone)
Carl Bauer, Director (via phone)	Chris Gourdie, General Manager
Tom Leiser, Director (via phone)	Carol Post, Bookkeeper
Earl Monari, Director (via phone)	

Glenn Norton and Bryon Smith were absent.

The President announced a quorum was present and that the notice for this meeting was posted in accordance with the bylaws and statutory requirements.

The purpose of the meeting was to discuss and approve the proposed amendments to the rental policy. Chris Gourdie explained that Carl Bauer emailed with some reservations that he had with the new policy. Mr. Bauer stated that he felt the Association should not try to force owners to use a particular vendor, that they should be able to use the vendor of their choice so long as the information is accurate. He also felt that where the policy states that the Association will grant or deny approval within 24 hours, a statement should be included that says if the tenant is not approved within 24 hours, the approval is automatic. Also, Mr. Bauer stated that he had a problem with the language that the Association may at its "sole discretion" overlook some things. He felt that language was too open. Lastly, he didn't understand the asterisked items on the Approved Background Check Vendors list. He felt that the one item, stating that "Some searches for information will require you to send someone to a courthouse or have a phone interview" would create a problem with the 24-hour time limit for approval.

Mr. Gourdie stated that the policy doesn't say the background check will be back in 24 hours. It says approval or denial will be made with 24 hours of the full report being received by the Association. He stated that delays do happen, because if the national database shows a hit but doesn't provide details, the vendor has to follow up with a county or other jurisdiction, which takes more time.

Mr. Bauer again reiterated that he does not like dictating what vendors owners must use, that if he wants to use someone else who will also give a good report, he wants to have that freedom. John Rasmussen said if an owner has a new vendor, as long as they give an acceptable report, they could be added to the approved vendor list. Mr. Gourdie stated that when the Association receives a report, there's no way to know how the report was run. If the vendor just went to a database and individual counties didn't report, which is often the case with Polk County and Osceola County, the information will not be complete, which is something he can't tell simply

by looking at the report. Mr. Rasmussen suggested that the Association provide the approved vendor list to owners and explain that if they want to use somebody else, to provide the name of the company and the Association will vet them, and if they will operate under the Association's criteria, the Association will add them as an approved vendor. Tom Leiser recommended having the proposed vendor agree to the Association's terms in writing on the vendor's letterhead.

Mr. Bauer agreed, then moved on to his question about the 24-hour time limit for approval. He asked about adding language to the effect that once the full report is in the hands of the Association, that the tenant is approved or denied within 24 hours, or the approval is automatic. The other board members were in agreement.

Mr. Bauer then asked about the language that, "The Association may, at its sole discretion, disregard convictions or nolle contendere pleas older than five years if the applicant's record is clean since the last conviction or plea." He felt that it should be concrete and not left to anyone's discretion. Mr. Gourdie explained that the way the policy is worded, the first criterion for denial of occupancy is conviction of a felony, but that the paragraph in question gives the Association the option of waiving the criteria on felony convictions older than five years. He gave the example of someone convicted of selling pot at their high school eight years ago, who is now married and has a family, and hasn't been in trouble since, that would be something he would consider waiving. But if the felony was for any of the types of crimes listed in the second criterion for denial, i.e., violence, burglary, destruction of property or a sexual offense, or if the proposed tenant has had multiple misdemeanor convictions since the felony, that he would not approve the tenant.

Mr. Gourdie explained that he and Carol had highlighted the language giving the Association the option of disregarding felony convictions older than five years and asked Attorney Drew Smith if there was a way to firm up that language. Mr. Smith stated that the language was good as it is, that the laws are written to rehabilitate people who have committed crimes and not punish them for the rest of their lives. He advised that the language as stated gives the Association flexibility and should remain in the policy. Mr. Rasmussen felt that, based on that logic, the language worked, and the other board members agreed.

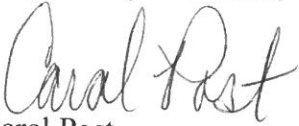
Mr. Bauer then asked for clarification on the asterisked items on the approved vendor list. Mr. Gourdie explained that the language that some searches may require sending someone to the courthouse or having a phone interview pertains to the background check vendors, not the Association. He also explained the language that indicated that the credit history and eviction history were done upon request only, stating that the Association doesn't care about credit or evictions, that those are items that the owner can request for an additional charge. Mr. Rasmussen suggested adding "(not required for Association approval)" after "upon request only."

Earl Monari moved and Randy Kuhl seconded a motion to accept the proposed rental policy with the following changes: 1) After "...provide the results for review by the Association," add the following language: "An owner who wishes to use his own vendor must provide the vendor's contact information for approval prior to ordering a background check. If approved, the vendor will be added to the list of approved vendors." 2) After "...within 24 hours (exclusive of weekends and Association holidays) of receipt of such results," add the following language: "If

no action is taken by the Association, the approval will be assumed to be granted.” 3) After “upon request only” on the Approved Background Check Vendors list, add the following parenthetical: “(not required for Association approval).” A vote was taken, and the motion was approved unanimously.

At 1:40 p.m., Randy Kuhl moved and Earl Monari seconded a motion to adjourn, which was approved unanimously.

Respectfully submitted,

A handwritten signature in cursive script that reads "Carol Post". The signature is written in dark ink and is positioned above the printed name and title.

Carol Post
Secretary pro tem