

THE GABLE LAW FIRM, P.A.

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Starboard Light Condominium Association (“Association”)
Via Email
June 24, 2021

Re: Clarification of Rules of the community.

Dear Homeowner:

At the present time, this office has been requested to provide guidance regarding a few matters that have risen to such level that they must be addressed by this office. Those items are as follows: a) Keys; b) Access to Units; c) Rental Oversight; d) Conflict between Owners; e) Rental Notification; f) Criminal and Ordinance Violations.

- a) **Keys:** It is imperative that owners provide to the board and property management copies of the unit keys. This purpose is to allow for safety and access to the units should it be required. Therefore, a copy of your unit key needs to be provided to the property manager. The key will be the responsibility of the manager and the access is limited to specific board member(s) (president) and the property manager or agents. This rule is permitted in Florida Statutes and also in accordance with the Rules of your community, specifically section 10.6 of your by-laws.
- b) **Access to Units:** As referenced in the preceding paragraph, the board and the management company and its agents are permitted to enter into your unit when the circumstances required. Some examples are in the case of safety, to assess any possible damages, and/or emergencies, or to permit repairs etc. The management company nor the board is permitted general access your unit for any unwarranted reason. Upon any such entrances, you will be notified of occurrence(s). This permittance is once again permitted by Florida Law and by your governing by-laws. An example of this is that a board member (president) and property manager will be inspecting the units for obvious signs of mold or other damages that may be the result of the units being empty due to the Covid pandemic. This inspection will be sight based only and will be brief. It is to permit the association to be assured that there are not ongoing concerns that are not being reported due to units sitting empty. The entrance into the unit shall only be by the property manager and/or president of the association for the inspection purposes.
- c) **Rental Oversight:** Please note, the property manager is not in any way responsible for handling your outsourced rentals. In the event a tenant, that has been acquired outside of the management’s purview, has needs or concerns it is not the responsibility of the property manager to attend to that tenant. Any tenants that are leased by you or a third party are your responsibility. The property manager and the association have no duty to provide keys or services to that tenant. Any tenant concerns will be directed to you or any third-party rental company.
- d) **Conflicts between Owners:** Please see enclosed:

- e) **Rental Notification:** Units can only be rented ONCE a calendar month. All rentals must have visitor paperwork provided to the property manager prior to their arrival for knowledge purposes. Unit owners are responsible for the conduct and behavior of their tenants/guests. Should any owner violate the 30-DAY rental requirement by the County of Volusia, it is explicitly noted, that the Association will not be the required reporting agency, however, other residents and/or unit owners may contact the County and issue a complaint that the unit is not in compliance with the current zoning. The County will then be the enforcement arm of this violation. The board and the property manager are not responsible in any way for any consequences of an owner's violation of the zoning code.
- f) **Criminal and Ordinance Violations:** Please see enclosed procedures.

Sincerely,
The Gable Law Firm, P.A.

_____/s/_____
Matthew Gable, Esq.