

Lake Limerick C.C.



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LAKE LIMERICK COUNTRY CLUB

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LLCC Community Compliance Committee Meeting **HYBRID**

Monday, February 6, 2023 @ 10:00AM

Meeting I.D.: 862 0746 4126 Passcode: 374474

Meeting Minutes

Call to Order: K. Summers – Chair, B. Bakken, (excused), D. Dyson – excused, S. Hamilton - excused, T. Ingwaldson - excused, K. Jensen - excused, S. Smart, E. Stember, Guest: J. Ingemi

Previous Minutes: January 9, 2023

A motion was made by E. Stember and seconded by S. Smart to approve the minutes as written. Motion passed.

Old Business:

Next Town Hall Meeting – None scheduled at this time

Discussion on register on both old and new cases, as well as resolved cases.

Fine listing from QB

Register Review: New Number of cases by Division

Division 01 = 1, Division 02 = 6, Division 03 = 9, Division 04 = 10, Division 05 = 11, Division 2R = 0

New Business:

Membership Roster updates (including possible rental units) – K. Summers

K. Summers noted that she is reviewing the membership lists for permanent residents, part-time residents and rental properties.

Number of cases that have gone to Legal. Need to still get prepared to go? – J. Ingemi

J. Ingemi discussed some of the steps toward referring a case to legal. What are currently pending, etc.

We still have trailer issues and need to make sure that we check for people living in trailers over winter. - K. Summer/J. Ingemi

Discussion on this is ongoing. K. Summers and J. Ingemi will do rounds either separately or together.

Should we do follow-up letters on pending fines? Members “not” in good standing. – J. Ingemi
J. Ingemi is working on a letter to be sent to all members “not” in good standing. We need to incorporate it into all fines, etc.

Open Discussion:

A motion by S. Smart and seconded by E. Stember to approve the “adjusted” Compliance Register for posting. Motion passed.

Adjournment:

A motion was made by E. Stember and seconded by S. Smart to adjourn at 10:45 AM. Motion passed.

Respectfully,

Karen Summers - Chairperson

<u>LLCC Address</u>	<u>Rental??</u>	<u>Date and Complaint</u>	<u>Complaint History</u>	<u>Action / Proposed Action</u>	<u>FINES</u>
E. Lambeth Way	no		Numerous complaints, warnings and fine sent previously.	02/13/23 - case reviewed and we will be sending a letter on "not a member in good standing." 01/09/23 - Reviewed and still awaiting member to pay fine. Should there be a MNIGS? Should there be a reminder letter on fine? 11/05/22 - reviewed and still awaiting fine payment. 10/25/22 - new fine letter sent in the amount of \$1,000.00.	10/25/22 - \$1,000.00 fine letter sent.
E. Dunoon Rd	no		Ongoing issue of building on property.	02/13/23 case reviewed again and will send a "not a member in good standing" letter. 01/09/23 - issue of building a fence, placing a shed on the property and a trucking container and no application or permits. Property owner was asked to comply weeks ago but has not. Fine letter to be sent.	
E Road of Tralee	NO		7/16/20, 7/21/20, 8/21/20 all for same reason.	02/13/23 - will send a "not a member in good standing" letter. 01/09/23 - Still awaiting fine payment. Should there be a MNIGS? Also, should there be a reminder letter on fine? 12/05/22 - reviewed and still awaiting fine payment. 09/10/22 - reviewed and still waiting for fine payment.06-24-22 - Second fine letter (\$500.00)sent for same violations. Fine letter sent06/10/22 - As of this date there has been no response from the property owner from letter sent on 05-22-22. When J. Ingemi stopped by the neighbor's home for a security issue, the dogs started barking ferously thru the fence with no one coming out to see what was happening. Compliance will send next letter with further fine. 05/17/22 - Letter sent with fine.	06/24/22 - second fine letter for continued violations. 05/17/22 - Fine letter sent \$100.00
E. Penzance	no		Numerous complaints, warnings and fine sent previously (abeyance).	02/13/23 - case has been reviewed and will send a "not a member in good standing" letter. 01/09/23 - Still awaiting payment on fine. Should there be a reminder letter sent on fine? 12/05/22 - reviewed and awaiting fine payment. 10/10/22 - reviewed and awaiting fine payment. Fine will not be removed this time. 09/10/22 - reviewed and still waiting for fine payment. 07/19/22 - fine letter sent with original fine included. Totaling \$600.00	07/19/22 - fine letter sent \$600.00

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E. Penzance Rd.	no	January 2023 - Trash and Garbage	New home/owner	02/13/23 - case reviewed and we have not heard anything from the property ownerS. We will wait to send another letter. Sent letter and requested clean up - no response. Fine letter sent.	01/31/23 - fine \$600.00
E. St. Andrews Drive	no		01/09/23 - Has been warned and fined previously, for the same violations.	02/13/23 - J. Ingemi discussed matter with property owner and will probably reduce fine due to former Compliance removing the first fine. 01/09/23 - Reviewed and wee will send letter with a fine of \$500.00 as this is at least a 2nd violation.	
E. St. Andrews	yes	February 2023 - tenants using lake for fishing and kayaking	Ongoing	02/13/23 - issue at the attorney's office. 02/02/23 - fine letter sent and warning of further action if this continues.	\$600.00 fine sent
E. Shannon Pl.	no	ongoing - derelict vehicles		02/13/23 - case reviewed, no response from property owner and vehicles still there. Letter to be sent this week. 01/09/23 - Derelict vehicles have been parked on street for over a year and not moved. Warning letter to be sent.	

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E. Ballycastle Way	no		none	02/13/23 - case reviewed, nothing done, no response from property owner. Needs a 2nd letter. 01/09/23 - Reviewed and no action or response from Property Owner. Fine letter to be sent. 12/05/22 - reviewed and property owner stated she is trying to get a contractor to do the cleanup. She is working on it. Warning letter on trash/debris in yard	
E. Glamis Ct.	no		Continuous issues remain unresolved.	02/13/23 - case reviewed and need to send a "not a member in good standing" letter. 01/09/23 - Reviewed and "anecdotaly" the dog is still roaming but situation has improved. Still awaiting fine payment. Should member be a MNIGS and should a reminder letter be sent? 12/05/22 - reviewed and awaiting payment as well as still monitoring issue. 11/15/22 - fine letter sent for \$1,200.00 as nuisance complaint.	11/15/22 - fine letter sent \$1,200.00.
E. Tintagel Rd	no	01/05/23 - Dogs barking constantly.		02/13/23 - case reviewed. No more complaints from neighbor and next door neighbor has heard anything either. Will continue to monitor. 01/09/23 - Reviewed and a letter will be sent with a fine as this is a continuing issue. Gets better then back to dogs barking.	
E Glenmorgan Ct.	no		there is a documented history in the files of this issue with member.	02/13/23 - recommend to go to legal. 01/09/23 - Reviewed and added complaints from 01/05/23 of garbage, trash and junk piled up along complainant's fence. Another letter and fine to be sent. Also NAMIGS to be issued. 12/05/22 - reviewed and no change. 10/25/22-more complaints on trash and junk. New fine sent \$1,200.00. 9/10/22 - reviewed and still awaiting fine payment. 06/10/22 - received complaint that property owner has brought another "derelict" vehicle onto the property. Committee will assess the situation and send another letter if necessary. 04/03/22 - fine letter sent on 3/23/22	10/25/22-fine \$1,200.0003 /23/22. - fine letter sent \$600.00

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E Glenmorgan Ct.	no		There is a clear and well documented history oin the files of this type of violation by this member	02/13/23 - recommend to go to legal. 12/05/22 - reviewed and no change at this time. 10/25/22 - new fine letter sent \$1,000.00. 10/12/22 - reviewed file and will send another leeter with a fine for roaming dogs still. Refuses to comply. 09/10/22 - reviewed and still awaiting fine payment. 04/03/22 - fine lette sent \$1,000.00.	10/25/22 - \$1,000.00 03/23/22 - fine letter sent \$1,000.00
E Glenmorgan Ct.	no		04/-3/22 - this has been documented in members files going back many years. No resolve with member.	02/13/23 - recommend to go to legal. 01/09/23 - Reviewed and different complaint from above. People still living in trailer on the property. More derelict vehicles being brought in. Another letter with fine will be sent and, again, MNIGS to be sent as well. Water shutoff? 12/05/22 - reviewed and no change. 10/12/22 - will send another letter with another fine. 09/10/22 - reviewed and still awaiting fine payment. 04/03/22 - fine letter sent \$1,200.00.	03/23/22 - fine letter sent for \$1,200.00
E. Dalkeith Road	no	February 2023 - building deck with permit or application.		02/13/23 - case reviewed and awaiting action from property owner. Fine letter sent 2/10/23 for permit violation.	\$500.00
E. Barnsby Pl.	no		see below	02/13/23 - case reviewed and need to send a "not a member in good standing," letter. 01/09/23 - Reviewed and still awaiting payment. Should a reminder letter be sent on the fine? MNIGS? 12/05/22 - reviewed and still awaiting paynment. 10/12/22 - reviewed. 09/10/22 - reviewed and still waiting for fine payment. 07/19/22 - fine letter sent nuisance and safety issue. \$600.00 fine.	07/19/22 - fine letter sent \$600.00

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E. Barnsby Pl.	no			02/13/23 - case reviewed and need to send a "not a member in good standing," letter. 01/09/23 - Reviewed and still awaiting payment. Sjhould a letter be sent as a reminder? 12/05/22 - reviewed and still awaiting payment. No further violations. 10/12/22 - reviewed and still waiting for payment. 09/10/22 - reviewed and still waiting for fine payment.06/24/22 - dog roaming around neighborhood and defecating on everyones property. No reponse from Property owner. Letter sent with \$100.00 fine, per fine schedule.	06/24/22 - fine letter sent. \$100.00
E Barnsby Rd.	no		01/09/23 - discussedd what to do with this. Send to attorney? 04/26/22 - complaint filed for house being vacant since 11/21 and rodent and rat issue on property. Derelict vehicles are still on property. Power was shut off in February 2022. Currently not liveable. John I. to visit. 03-30-21 Hunt called Dean stated has a note from Doctor stating Pig is comfort animal. To send copy of Letter to office.says will be cleaning up yard trying to sell some vehicles. 03-08-21 seems to have more vehicles. States pig is a comfort animal.	01/09/23 - discussedd what to do with this. Send to attorney? 12/05/22 - need some assistance on this as property owner died and s.o. is not helpong us. 09/10/22 - reviewed and still awaiting fine payment. 06/15/22 - will request attorney advice on this one. 04/26/22 - new complaint files as no one living there since 11/21. 02/14/22 - PROPERTY OWNER PASSED AWAY - LIEN PLACED AND WAITING TO SEE HWAT HAPPENS WITH OWNERSHIP 10/10/21 - Fine letter to be sent for violation of fire restrictions and dangerous & nuisance behavior10/04/21 \$600.00 fine sent. 09/27/21 - have taken recent pics and will send letter this week. 09/09/21 - need to send letter for derelict vehicle left on property and take some pictures (blue p/u on Dalkeith.) Will consider sending fine for \$1,800.00 considering the history of violations.	10-04-21 \$600 FINE SENT
E. Dalkeith Rd.	yes		Same as last year.	01/09/23 - Reviewed and need to check back with Property Owner or Mgmt Co. on standing? 12/05/22 - property owner working on eviction. 09/10/22 - reviewed and still awaiting fine payment. 08/17/22 - J. Ingemi spoke with Ms. Torres about her trying to evict the tenants on her property. Shw would appreciate any and all complaints about the tenants to be sent to her (they may go to the property management co.) but it will help her to get them out. 07/19/22 - letter for shooting off illegal fireworks (\$600.00 fine.	07/19/22 - fine letter sent \$600.00
E Dartmoor Rd	no			02/13/23 - case reviewed. Sent a \$1,000.00 fine for his dog attacking a member picking up his mail. 01/09/23 - Reviewed and need to send reminder letter on fine payment. MNIGS on invoice? 12/05/22 - reviewed and awaiting payment. 09/10/22 - reviewed and still awaiting fine payment. 08/17/22 - K. Summers had spoken to Mr. Lahore after witnessing him chasing his dog down the street. His comment: "I guess I have to pay the \$600.00 dollars."06/24/22 - second fine letter sent for continuing violations and no response for owner. 06/15/22 - K. Summers stated that there has been no response from the property owners and a day or so ago their dogs were running around the neighborhood (photos taken) New letter to be sent with a further fine. 05/25/22 - fine letter sent with fine in abeyance awaiting a response from property owner	02/10/23 - \$1,000.00 fine sent. 06-24-22 - \$500.00 fine letter sent. 05-25-22 fine letter sent \$100.00

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E Errigal	no		06/30/21 \$600 fine letter sent. 03-30-21 Ed and Dean visited, asked to do a better job of cleaning up front yard. 12/23/20 trailer is gone, just cleaning up the left over mess, owner grateful for the help 12/7/20 No one living in trailer. 12/2/20 owner is asking for help to get squatter & trailer off their poperty, the are cleaning up.11/2/20 Received E-mail they would be cleaning up trash.	02/13/23 - case reviewed and need to send a "not a member in good standing," letter. 01/09/23 - Reviewed and needd to send a reminder letter on fines? Also MNIGS on invoice? 12/05/22 - Reviewed and sent another letter. 09/10/22 - reviewed and still awaiting fine payment. 10/04/21 1,200.00 FINE SENT. 10/01/21 Going in a backwards direction. Needs another letter and fine 07-02-21 took pictures of property still a mess. 06-30-21 First fine letter sent. 6/7/21 (Note: check property to see if we can drop from register or it is time to think about fining.04-07-21 Dean revisited yard looks better still needs more cleaning. 02/03/21 Still need to visit. 1/6/21 need to visit again to see if can clean up better12/2/20 put notice on trailer to have squatter to remove trailer by 15th Dec.12/1/20 Sent warning ltr. To not live in trailer over winter 10/27/20 Warning letter sent.	06-30-21 \$600 FINE SENT 10-04-21 1,200.00
E. Errigal Place.	no			02/13/23 - case reviewed and need to send a "not a member in good standing," letter. 12/05/22 - new letters sent on 11/16/22 for \$600.00 trailer violation and another sent on 12/5/22 for continued violation. 10/10/22 - need attorney letter	11-17-21 \$600 FINE SENT 12-03-21 \$1200 FINE SENT 12-20-21 \$1800
E. Errigal Place.	no			02/13/23 - case reviewed and need to send a "not a member in good standing," letter. 01/09/23 - Reviewed and still awaiting member to pay fine. Should there be a MNIGS? Should there be a reminder letter on fine? 11/05/22 - reviewed and still awaiting fine payment. 10/25/22 - new fine letter sent in the amount of \$1,000.00.	
E. Olde Lyme Rd.	no		No answer to warning.	02/13/23 - case reviewed and need to send a "not a member in good standing," letter. 01/09/23 - Need to review dirt file for appropriate actions on trash, junk and people living in trailer(S). Must have inadvertantly got deleted. Still pending though and maybe a MNIGS and reminder letter on fines.	11/15/22 - additional fine of \$1,200.00 06-24-22 fine sent \$f600.00

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E. Clonakilty Dr..	no		Numerous complaints, warnings and fine sent previously.	02/13/23 - case reviewed and need to send a "not a member in good standing," letter. 12/05/22 - filed reviewed with extenuating services. 10/12/22 - reviewed. 09/10/22 - reviewed and awaiting fine payment 09/06/22 - fine letter sent for nuisance. Member burning trash and garbage and causing discomfort to neighbors. MCFD was called numerous times.	09/06/22 - fine letter sent for \$1,200.00
E. Clonakilty Dr..	no		variable	02/13/23 - case reviewed and need to send a "not a member in good standing," letter. 12/05/22 - filed reviewed with extenuating services. 10/10/22 - another fine letter sent on 9/27/22 for trash and debris. . 09/10/22 - case reviewed and will send another letter. 07/10/22 - 14 days to remove junk and trash and derelict vehicles per court order of we will go in, at their expense and clean it up.	
E. Clonakilty Dr..	no		variable	02/13/23 - case reviewed and need to send a "not a member in good standing," letter. 12/05/22 - reviewed and sent a \$10,000.00 fine for destruction of the Greenbelt. 10/12/22 - reviewed. 09/10/22 - case reviewed and another letter will be sent. Also will consult legal on this again. 07-08/22 - letter sent on ecology blocks being placed on greenbelt at illegal. Access point at member's expense.	
E. Clonakilty Dr..	no		variable	02/13/23 - case reviewed and need to send a "not a member in good standing," letter. 12/05/22 - filed reviewed with extenuating services. 10/12/22 - reviewed. 09/27/22 - Continous complaints and another fine letter sent. 09/10/22 - case reviewed as above and will check progress. Awaiting payment for fine. 07/08/22 - letter sent on nuisance issue. Neighbors had to get anti-harassment orders from Court.	fine letter sent on 07/08/22 of \$600.00. 09/27/22 another fine of \$1,800.00 sent.

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E. Clonakilty Dr..	no		04/03/22 - Member is considered "a member NOT in good standing " in accordance with the Bylaws and their water has been turned off. This case has been referred to the attorney for litigation. Nothing more to add to the register at this time.	02/13/23 - case reviewed and need to send a "not a member in good standing," letter. 12/05/22 - filed reviewed with extenuating services. 10/12/22 - case may need to be sent to new attorney. 09/10/22 - case reviewed and will send letters based on no progress. 06/15/22 - still waiting for legal to give us a rundown on this case. 04/03/22 - JCI we are awaitijng a final report from our legal team.	
E Sleaford Rd.	yes		6/03/21 No complaint has been filed but a neighbor filed a permit form for a fence because this neighbor's dog roams on to his property and that a lot of DRUG ACTIVITY is occuring at this neighbor's property.	02/13/23 - case reviewed and need to send a "not a member in good standing," letter. 01/09/23 - Will review all fines and send reminder letter and will include in letter to attorney. Should be a MNIGS and maybe water turned off. 12/05/22 - new complaint coming in. 09/10/22 - reviewed and still awaiting fine payment. 06/15/22 - case in legal review. 05/01/22 - attorney is working on case and still waiting for a report. 03/04/22 - waiting for Attorney report. 10/12/21 - Received a new complaint from neighbors. Another response from property owner denying issues. We will review again for another letter. 09/27/21 - new pics taken, no improvement 09/23/21 1200.00 fine sent. 09/09/21 - A fine letter was sent and we will take more pics this week. We have also reviewed MCSO reports and owner has not filed any reports on "squatters." Will Review 08/02/21. 07-07-21 Trash/Trespassing LETTER sent. John meet with neighbors on problems coming from this rental property. Will write letter about	9/6/2021 \$600.00 Fine letter sent 09/23/21 1200.00
E. Sleaford Rd	no		Compliance has received numerous complaints pertaining to dereelict vehicles, trash, junk and garbage that has been accumulated on the property.	02/13/23 - case reviewed and need to send a "not a member in good standing," letter. 01/09/23 - CAM looking at preparing case for foreclosure. 12/05/22 - filed reviewed with extenuating services. 10/12/22 will look at sending this to the attorney. 09/10/22 - reviewed and still awaiting fine payment. 05/01/22 - need to check again with office to see where we are on this. 03/04/22 - wanting to file injunctive relief or foreclose. 02/14/22 - Action pending. 10/01/21 - JCI went by but didn't get pics - no improvement. 09/22/21 warning letter sent 14 days to clean up property.	

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E. Clonakilty Rd.	yes		Ongoing complaints going back a number of years. Continuous!	02/13/23 - case reviewed and need to send a "not a member in good standing," letter. 01/09/23 - Letters sent on trailers. Check legal status. Also, what is the MNIGS status? 12/05/22 - new trailer violation fine sent. LEGAL 10/25/22 - new fine letter sent for \$1,800.00. 10/10/22 - letter to be sent to property owner and need to copy file for attorney. 09/29/22 - two more09/10/22 - will consult new legal reps on this case. 06/15/22 - case in legal review. 05/01/22 - Need to check with the office again to see where we are with the attorney on this. 03/04/22 - awaiting attorney report. 02/14/22 - LLCC is filing for injunctive relief. 11/22/21 Fine letter sent. 10/22/21 Fine letter sent.	10/25/22 - another \$1,800.0011. 22-21 \$1800 FINE SENT 10-22-21 \$1200 FINE LETTER SENT.
E. Olde Lyme Rd.	no			02/13/23 - case reviewed and need to send a "not a member in good standing," letter. 01/09/23 - Reviewed and need to send reminder letter to pay fine. Maybe a MNIGS notice on the invoice and issue of water shutoff. 12/05/22 - reviewed and awaiting payment, 10/10/22 - revieewed and awaiting fine payment. 09/10/22 - reviewed and still awaiting fine payment. .06/15/22 - fine still not paid. 02/14/22 - Sti1ll waiting for fine payment. 0/05/21 \$600.00 fine sent.	10-05-21 \$600.00 FINE SENT
E. Olde lyme Rd.	no		We have documented evidence of several vehicles and trailers that have not moved in many years on property. 4/5/2022 - New Complaint on trash, garbage, junk being covered up by a tarp.	02/13/23 - case reviewed and need to send a "not a member in good standing," letter. 01/09/23 - Reviewed and need to send reminder letter to pay fine. Maybe a MNIGS notice on the invoice and issue of water shutoff. Trailers are still there and occupied. 12/05/22 - sent another fine letter for trailer violation. 10/10//22 - will be sending new trailer letters and will look at sending to the attorney. 09/10/22 - reviewed and still awaiting fine payment. 4/5/2022 - a new complaint filed. A pile of garbage, trash and junk covered by a tarp and being held down by a pallet. 02/14/22 - Still waiting for fine payment. 12/06/21 \$2400.00 Sent 09/22/21 Fine sent. 09/09/21 Need new pics to be taken and, if no improvement, then we will send a fine letter. 08/02/21 Warning Letter sent.	12-06-21 2400.00 SENT 09-22-21 \$1200 FINE SENT
E. Cromarty Ct.	no	February 2023 - trespassing on LLCC property and destruction of property.	Ongoing	02/13/23 - case reviewed. 02/07/23 - Letter sent with an \$1,800.00 fine for trespassing and destruction of property within the Common Elements.	02/07/23 - \$1,800.00 fine