

THE MOORINGS OF PINELLAS COUNTY CONDOMINIUM ASSOCIATION VIOLATION POLICY

Pursuant to the authority within the Association's governing documents and Florida Statute Section 718, the Board of Directors hereby adopts the following Violation Policy which shall be in effect for The Moorings of Pinellas County.

1. A "violation" refers to any action or condition within the community and on the common elements that violates any covenant, rule, or policy contained within the Association's Declaration, Bylaws, Rules & Regulations, or Board Policies (collectively, the "governing documents").
2. Violation Procedure:
 - (a) A violation may be identified by Association Board Members, residents, or the Property Management firm – and must be reported to the Association's Property Manager, Ellyse Vosselmann, via email: evosselmann@ameritechmail.com.
 - (b) Upon identifying a violation, the Property Management firm will provide notice of the violation to the owner and/or occupant (1st Notice) and afford the owner or occupant a reasonable time to cure the violation. The 1st Notice is a courtesy notice and will document the violation, identifying the specific rule that has been violated, and will indicate how the violation may be corrected. Further, the 1st Notice will indicate that if the violation is not cured, the matter will be referred to the Compliance Committee.
 - (c) If the violation remains uncured, the owner will receive a Fining Notice letter indicating that a daily fine or suspension is being levied, and providing the owner or occupant with at least 14 days' notice of a hearing date before the Compliance Committee. The daily fine amount is \$100.00, and fines may accrue for each day of a continued violation up to \$1,000.00, beginning with the date of the Fining Notice.
 - (d) An Association representative will inspect the premises on the day of the fining hearing to determine whether the violation has been cured. If the violation has been cured, the Association will waive the fine.
 - (e) If the violation remains uncured as of the date of the fining hearing, the Association will seek the maximum fine amount of \$1,000.00 and the owner will have an opportunity to present evidence regarding the violation and remediation efforts, if any, to the Compliance Committee.
 - (f) The Compliance Committee's role is to accept or reject the fine or suspension proposed by the Association. If a majority of the Compliance Committee approves the proposed fine, the fine shall be placed on the owner's account ledger and the Association shall issue a letter to the owner advising him or her of same. Payment of the fine shall be due five (5) days after the final letter is issued to the owner advising them that the fine was imposed. The final Fining Letter will include the amount of the fine, when the fine is due, and will also indicate how the violation may be corrected. Any fine that remains unpaid for 90 days shall result in suspension of the Owner's common element amenity use rights and voting rights.
 - (g) If the violation remains uncured after the fining hearing, the matter will be turned over to the Association's attorney to initiate litigation, at which point the owner may be responsible for the Association's legal fees. Depending on the nature and severity of

the violation, or in the event of a repeat violation within twelve (12) months, the Board reserves the right to escalate a violation directly to the attorney for enforcement at any point.

3. This violation policy supersedes any previous violation policy both past and present, and any deviation from this policy shall not constitute a waiver of any rights or remedies of the Association in having violations resolved.

Approved by Board on this 7 day of March, 2024.

Signed:  Title: President


Print Name: Pete Maloney

**THE MOORINGS OF PINELLAS COUNTY CONDOMINIUM ASSOCIATION
COLLECTION POLICY**

1. Assessment payments are due monthly on the 1st day of each month. If payment is not received by the 10th day of the month in which it is due, a late fee of twenty-five dollars (\$25.00) will be levied. Any assessment not paid within ten (10) days after its due date shall bear interest from the due date at the rate of ten percent (10%) per annum. If payment is not received within thirty (30) days of its due date, the Property Manager will mail a Statutory Notice of Late Assessment to the homeowner in accordance with Florida Statutes.
2. If payment is not received within 30 days of the Notice of Late Assessment, the Association's attorney will mail an Intent to Lien Notice to the homeowner in accordance with Florida Statutes, which shall include the delinquent assessment(s), interest, attorney's fees, and collection costs.
3. If the entire outstanding balance indicated in the Intent to Lien Notice is not paid within 45 days of issuance, the Association's attorney shall cause a lien to be recorded on the property, and shall mail a Notice of Intent to Foreclose letter to the homeowner.
4. The Board of Directors shall be deemed, by virtue of this Policy, to have approved all action up to and including the filing of the lien without such action requiring contemporaneous approval at a Board Meeting.
5. If the lien is not fully satisfied within 45 days of being recorded, the account may be sent to the association's attorney to commence foreclosure action if approved by a majority of the Board of Directors.
6. This policy shall also apply to Special Assessments based on the due dates specified by the Board of Directors.
7. This collection policy supersedes any previous collection policy both past and present.

The above collection policy and timeframes are intended to be a guideline and all actions are subject to administrative and processing delays. However, any deviation from this policy shall not constitute a waiver of any rights or remedies of the association in collecting amounts due.

Approved by Board on this 7 day of March, 2024.

Signed: 

Title: 

Print Name: Pete M Money