



17155 Front Beach Road
Panama City Beach, Florida 32413

850-234-1704

Notice to Association Members of the Meeting of the Board of Directors

Notice to hereby given that a meeting of the Board of Directors for Aquavista of Panama City Beach Owners Association, Inc. will be held:

Date Thursday, December 17, 2020

Time: 4:00 pm Central

Place Aquavista Owners Clubhouse

Agenda

1. Calling of the roll
2. Proof of the Notice of Meeting
3. Discussion and possible action on Insurance for 2021
4. Discussion and possible action on Website Parking Policy and Summary finalization for signature and posting.
5. Adjournment

Tamya Wilson, CAM Association Manager

Signed:

Date:

12-15-2020

Posting: The original notice for this meeting was posted on the 15 day of Dec, 2020, at 3:5 at the designated bulletin board on community property and/or published in accordance with the bylaws and statutory requirements.

Please Call Dial-In number: 1-515-606-5316

The Participant Access Code is: 390262

AQUAVISTA OF PANAMA CITY BEACH OWNERS ASSOCIATION, INC.
RESOLUTION OF THE BOARD OF DIRECTORS

The foregoing resolution was approved by a majority vote of the Board of Directors of the Aquavista of Panama City Beach Owners Association, Inc. ("Association") on this the ____ day of December, 2020.

WITNESSETH

WHEREAS, the Declaration of Condominium for Aquavista, a Condominium ("Declaration") and Ch. 718, Florida Statutes, authorize the Association to adopt reasonable rules and regulations regarding use and enjoyment of the condominium's common elements, including parking spaces;

WHEREAS, the Board of Directors ("Board") of the Association, upon independent investigation and the receipt of input from the Parking Committee, has determined that parking on the condominium property has been a challenge to owners and their guests and that the adoption of additional rules and regulations is required to ensure that adequate parking is available in accordance with provisions of the Declaration;

WHEREAS, to achieve the aforementioned objectives, the Board desires to amend the adopted reasonable rules and regulations regarding parking on the condominium property, to read in full and as set forth below;

BE IT THEREFORE RESOLVED as follows:

The following "Aquavista Condominium Parking Policy" regarding parking on the condominium property shall apply to all Aquavista Owners, guests, tenants, and invitees:

AQUAVISTA CONDOMINIUM PARKING POLICY

1. **Parking Restriction:** The parking of all vehicles anywhere on the condominium property must comply with this Policy.
2. **Permit Requirement:** All vehicles parked on the condominium property shall at all times display a valid parking permit issued by the Association. Parking permits shall include only Owner decals, temporary permits obtained free of charge for first passenger vehicles of guests/renters, and Association issued paid parking permits for second passenger vehicles and Non-Passenger Vehicles.
3. **First Passenger Vehicles:** Each Unit Owner is entitled to the use of one automobile parking space for the use of a passenger vehicle free of charge. Owner's first vehicles shall display an Association-issued Owner parking decal. Vehicles of renters and guests shall display an Association-issued parking permit identifying the unit number they occupy, check-in and check-out dates, and telephone number at which the renters or guests can be reached. Permits shall be obtained from the Association at www.aquavistapcb.org. Owners and rental companies are responsible to convey to their renters and guests the required permits. All decals and permits shall be placed on the dashboard of a vehicle and must be visible from outside the vehicle at all times.
4. **Second Passenger Vehicles and Non-Passenger Vehicles:** Parking of (i) a second passenger

vehicle, and (ii) recreational vehicles, boats, trailers, or similar non-passenger vehicles (collectively, "Non-Passenger Vehicles") on the condominium property is subject to prior written permission of the Association and the payment of a parking fee. To ensure adequate parking for all Owners, Non-Passenger Vehicles shall not be parked in the Owner's free of charge automobile parking space and may only be parked as a second vehicle. The Association, through its Board of Directors and / or the Community Association Manager, shall have broad discretion in reviewing requests for parking of second and Non-Passenger Vehicles on the condominium property. In reviewing such requests, the Association may consider the number of additional parking spaces available within the condominium property at the time of the request, any inconvenience to other residents that the approval of the request may cause, historical occupancy rates and any other factors or considerations that the Board of Directors and / or the Community Association Manager may find relevant. Approved second and Non-Passenger Vehicles will be issued a parking permit which shall be placed on the dashboard of a vehicle and must be visible from outside the vehicle at all times. The initial charge for a second passenger vehicle permit is \$25.00 per week (one-week minimum charge) or \$35.00 per month. The initial charge a Non-Passenger Vehicle permit is \$50.00 per week (one-week minimum charge). The Board may adjust these charges from time to time at a duly noticed Board meeting without the need to amend this Policy. Owners and rental companies are responsible to convey to their renters and guests the required permits. All permits required by this paragraph shall be obtained from the Association at www.aquavistapcb.org and shall be placed on the dashboard of the vehicle and must be visible from outside the vehicle at all times.

5. Limitations. All authorized vehicles shall be parked within the lines of a marked parking space. All vehicles parked on the condominium property must have a valid state registration tag and a license plate. No inoperable, junked or derelict vehicle shall be parked on the condominium property at any time. Any motor vehicle that cannot be operated in its existing condition or has a deteriorated body condition shall be deemed to be a junk or derelict vehicle, regardless of the display of valid state license/registration sticker. No vehicle maintenance, repairs, or intentional drainage of vehicle fluids are permitted on the property.
6. Towing. Vehicles parked on the condominium property that do not display a valid parking permit in violation of this Parking Policy or the Association Towing Resolution may be towed without notice, as described in the Association's Towing Resolution, at the vehicle owner's expense. For other violations, vehicles may be towed after giving prior written notice hand delivered, mailed to the violator's residence, or placed on the vehicle prior to authorization of a tow.
7. Parking Rules Summary. The Board may adopt a summary of this Policy ("Parking Rules Summary") to include rates for parking permits and other exceptions, for easy reference by Owners and guests. Owners who rent their unit shall provide renters and / or the rental company with a copy of the Parking Rules Summary or shall post the Parking Rules Summary in a prominent location within the unit.

ADOPTED BY AN AFFIRMATIVE VOTE OF THE MAJORITY OF THE BOARD OF DIRECTORS IN OPEN MEETING ON THE _____ DAY OF _____, 2020 AND AS WITNESSED BY MY SIGNATURE BELOW.

_____, President of the Board of Directors



Parking garage has clearance height restrictions for covered parking and turning restrictions at the entrance and around the property.

PARKING RULES SUMMARY

1. All vehicles parked on the condominium property must display a valid parking permit. Valid permits include (i) Unit Owner decals, (ii) free guest/renter permits for first passenger vehicles, and (iii) paid permits for second and Non-Passenger vehicles.
2. Guest/renter permits must display the Aquavista unit, the check-in/check-out dates, and a contact number, and can be obtained from the Association at www.aquavistapcb.org
3. Parking of second vehicles, recreational vehicles, boats, trailers, and other non-passenger vehicles are subject to prior written approval of the Association and the payment of a parking fee through www.aquavistapcb.org.
4. Vehicles not displaying a valid parking permit will be towed without notice at the vehicle owner's expense.
5. Temporary Visitor's parking including vendors and cleaning crews are limited to six (6) hours.
6. All vehicles must be parked within the lines of a marked parking space.
7. All vehicles parked on the condominium property must have a valid state registration tag and a license plate. No inoperable, junked, or derelict vehicle shall be parked on the condominium property at any time.
8. This Rules Summary is for convenience only. The full parking rules for the Aquavista Condominium are contained in the Aquavista Condominium Parking Policy. You can obtain a copy of the Parking Policy from the Community Association Manager or on the website at www.aquavistapcb.org. All Aquavista owners, renters, and guests must comply with the Parking Policy
9. **CURRENT PARKING RATES:** First passenger vehicle – no charge. Second passenger vehicle permit – \$25.00 per week (one-week minimum charge) or \$35.00 per month. Non-Passenger Vehicle permit – \$50.00 per week (one-week minimum charge).